

# Unit R2109 - Ocean Resort Residences (Conrad)

R2109 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11686819  
 Status: Active  
 Size: 567 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$445,000  
 List PPSF: \$785  
 Valuated Price: \$439,000  
 Valuated PPSF: \$774

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 290  
 Number of active listings for rent: 0  
 Number of active listings for sale: 50  
 Building inventory for sale: 17%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

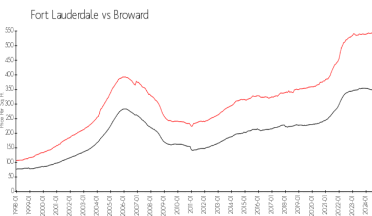
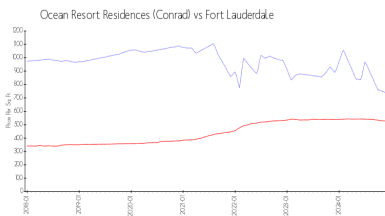
## Building Association Information

The Ocean Resort Residences  
 551 N Fort Lauderdale Beach Blvd,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-749-7200

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R502	827 sq ft	Dec 2024	\$680,000	\$822
H1607	579 sq ft	Oct 2024	\$440,000	\$760
H1016	720 sq ft	Jul 2024	\$715,000	\$993
H1212	579 sq ft	Jun 2024	\$465,000	\$803
H1507	579 sq ft	May 2024	\$480,000	\$829

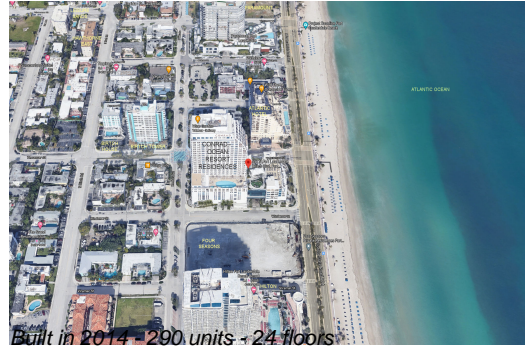
## Market Information



Ocean Resort Residences (Conrad):	\$739/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad) 17%  
 Fort Lauderdale 6%  
 Broward 5%



## **Avg. Time to Close Over Last 12 Months**

Ocean Resort Residences (Conrad)	148 days
Fort Lauderdale	89 days
Broward	78 days