

# Unit 403 - Fountains on Ocean Boulevard (North & South)

403 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11700034  
 Status: Active  
 Size: 1,280 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$485,000  
 List PPSF: \$379  
 Valuated Price: \$432,000  
 Valuated PPSF: \$400

*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: 61  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 26%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

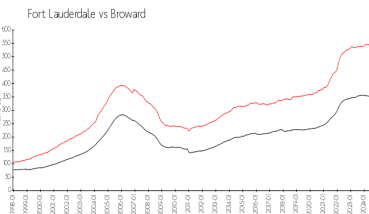
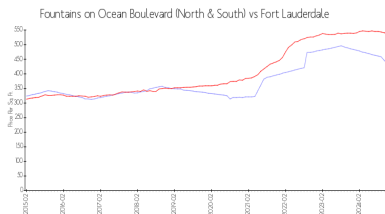
## Building Association Information

The Fountains On Ocean Boulevard Condominium Ass  
 2409 North Ocean Boulevard  
 Fort Lauderdale, FL 33305  
 Phone: (954) 537-1293

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
777	1,567 sq ft	Sep 2024	\$750,000	\$479
350	1,570 sq ft	Mar 2024	\$615,000	\$392

## Market Information



Fountains on Ocean Boulevard (North & South): \$434/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.  
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 Broward: \$334/sq. ft.

## Inventory for Sale

Fountains on Ocean Boulevard (North & South): 26%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Fountains on Ocean Boulevard (North & South)	88 days
Fort Lauderdale	89 days
Broward	77 days