

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

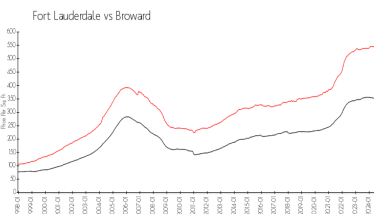
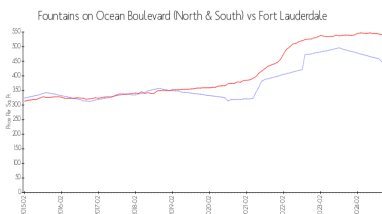
Building Association Information

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.
Fort Lauderdale:	\$535/sq. ft.	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