

Unit H804 - Ocean Resort Residences (Conrad)

H804 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11731140
Status:	Active
Size:	445 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$399,000
List PPSF:	\$897
Valuated Price:	\$262,000
Valuated PPSF:	\$589

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:	24
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

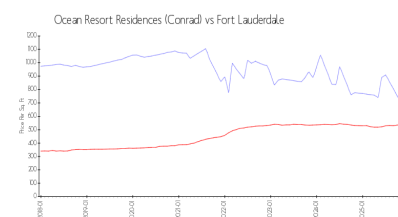
The Ocean Resort Residences
551 N Fort Lauderdale Beach Blvd,
Fort Lauderdale, FL 33304
Phone: +1 954-749-7200

<https://>

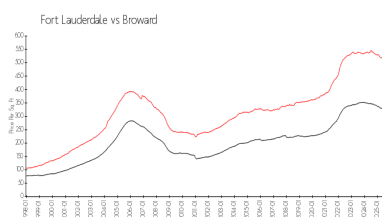
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R2211	577 sq ft	Nov 2025	\$425,000	\$737
H1217	839 sq ft	Sep 2025	\$825,000	\$983
R2017	1,065 sq ft	Jul 2025	\$1,100,000	\$1,033
H1712	579 sq ft	Jul 2025	\$420,000	\$725
2305	1,113 sq ft	Jun 2025	\$987,500	\$887
R404	1,061 sq ft	Jun 2025	\$1,290,000	\$1,216
H1014	1,149 sq ft	Jun 2025	\$975,000	\$849
R404	1,061 sq ft	Jun 2025	\$950,000	\$895

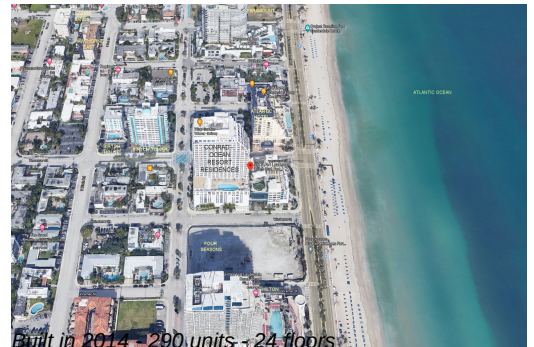
Market Information



Ocean Resort Residences (Conrad):
Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.



Inventory for Sale

Ocean Resort Residences (Conrad)	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean Resort Residences (Conrad)	247 days
Fort Lauderdale	100 days
Broward	88 days