

# Unit H1705 - Ocean Resort Residences (Conrad)

H1705 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11781047                      |
| Status:         | Active                         |
| Size:           | 1,113 Sq ft.                   |
| Bedrooms:       | 2                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: | 0                              |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           |                                |
| List Price:     | \$1,019,000                    |
| List PPSF:      | \$916                          |
| Valuated Price: | \$716,000                      |
| Valuated PPSF:  | \$643                          |

*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

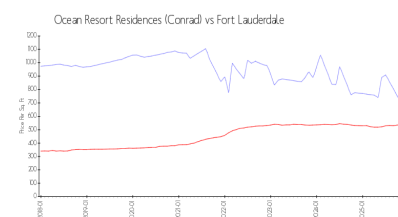
The Ocean Resort Residences  
551 N Fort Lauderdale Beach Blvd,  
Fort Lauderdale, FL 33304  
Phone: +1 954-749-7200

<https://>

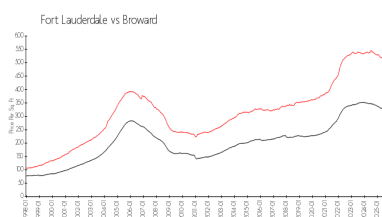
## Recent Sales

| 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                  | 101 days |
| Broward                          | 88 days  |