Unit R2109 - Ocean Resort Residences (Conrad)

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

Built in 2014 - 290 units - 24 floors

Unit Information

MLS Number:	A11853885
Status:	Active
Size:	567 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	$425,000
List PPSF:	$750
Valuated Price:	$417,000
Valuated PPSF:	$735

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

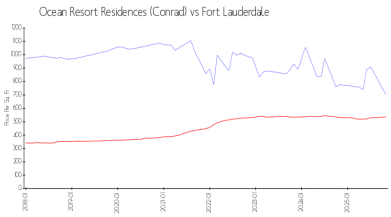
The Ocean Resort Residences
551 N Fort Lauderdale Beach Blvd,
Fort Lauderdale, FL 33304
Phone: +1 954-749-7200

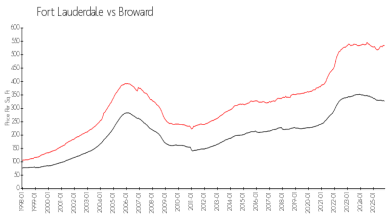
https://

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):	$702/sq. ft.	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