

# Unit R2210 - Ocean Resort Residences (Conrad)

R2210 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |                               |
|-----------------|-------------------------------|
| MLS Number:     | A11972007                     |
| Status:         | Active                        |
| Size:           | 579 Sq ft.                    |
| Bedrooms:       | 0                             |
| Full Bathrooms: | 1                             |
| Half Bathrooms: | 0                             |
| Parking Spaces: | Covered Parking,Valet Parking |
| View:           |                               |
| List Price:     | \$499,000                     |
| List PPSF:      | \$862                         |
| Valuated Price: | \$450,000                     |
| Valuated PPSF:  | \$777                         |

*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: | 15  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

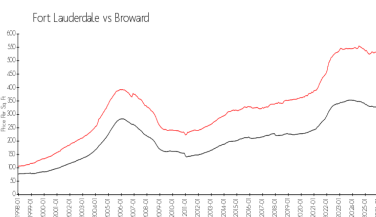
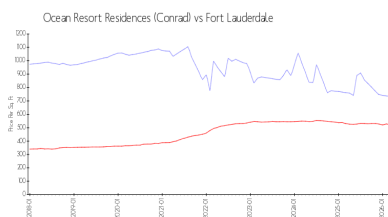
The Ocean Resort Residences  
551 N Fort Lauderdale Beach Blvd,  
Fort Lauderdale, FL 33304  
Phone: +1 954-749-7200

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| R1806  | 577 sq ft   | Mar 2026     | \$390,000   | \$676   |
| R2212  | 1,252 sq ft | Feb 2026     | \$1,000,000 | \$799   |
| H1716  | 720 sq ft   | Dec 2025     | \$720,000   | \$1,000 |
| H1716  | 720 sq ft   | Dec 2025     | \$720,000   | \$1,000 |
| H1511  | 577 sq ft   | Dec 2025     | \$425,000   | \$737   |

## Market Information

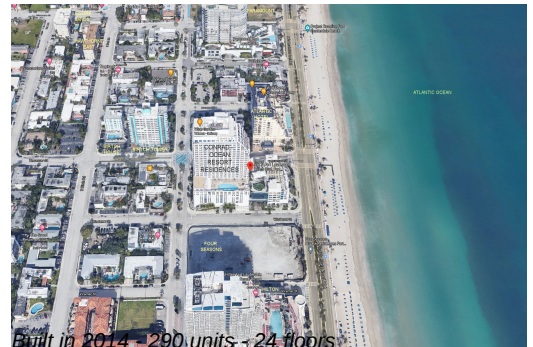


Ocean Resort Residences (Conrad):  
Fort Lauderdale: \$522/sq. ft.

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Broward: \$306/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad) 8%



|                 |    |
|-----------------|----|
| Fort Lauderdale | 7% |
| Broward         | 6% |

### **Avg. Time to Close Over Last 12 Months**

|                                  |          |
|----------------------------------|----------|
| Ocean Resort Residences (Conrad) | 287 days |
| Fort Lauderdale                  | 103 days |
| Broward                          | 89 days  |