

# Unit R2201 - Ocean Resort Residences (Conrad)

R2201 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11977451  
 Status: Active  
 Size: 641 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$515,000  
 List PPSF: \$803  
 Valuated Price: \$453,000  
 Valuated PPSF: \$707

*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

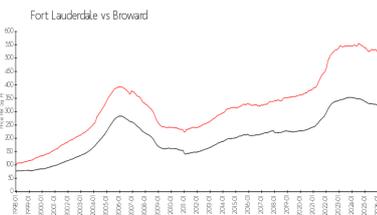
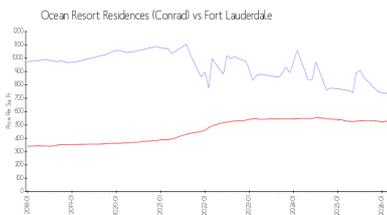
The Ocean Resort Residences  
 551 N Fort Lauderdale Beach Blvd,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-749-7200

<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

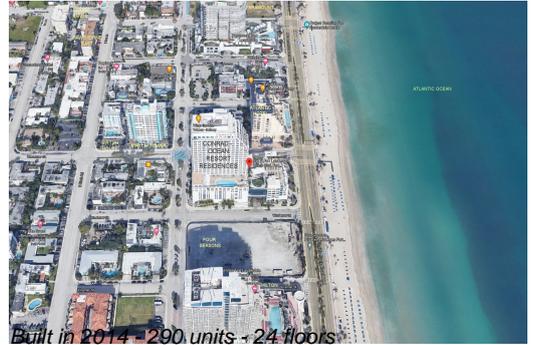
## Market Information



Ocean Resort Residences (Conrad):	\$734/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	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