

Unit 16F - Fountainhead

16F - 3900 N Ocean Blvd, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10407954
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	Direct Ocean
List Price:	\$650,000
List PPSF:	\$376
Valuated Price:	\$615,000
Valuated PPSF:	\$355

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:	130
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

Fountainhead association
954-776-0732

<http://www.fountainheadbythesea.com/about-me/>

Recent Sales

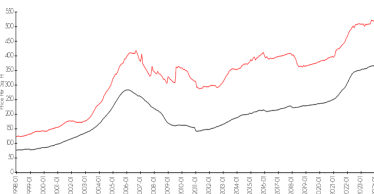
Unit #	Size	Closing Date	Sale Price	PPSF
5C	1,800 sq ft	Apr 2024	\$710,000	\$394
LE	1,840 sq ft	Mar 2024	\$625,000	\$340
7G	1,450 sq ft	Feb 2024	\$500,000	\$345
3e	1,840 sq ft	Aug 2023	\$800,000	\$435
8F	1,730 sq ft	Jul 2023	\$700,000	\$405

Market Information

Fountainhead vs Lauderdale by the Sea



Lauderdale by the Sea vs Broward



Fountainhead:	\$400/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Fountainhead	8%
Lauderdale by the Sea	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Fountainhead	69 days
Lauderdale by the Sea	82 days
Broward	67 days