

Unit 401 - Aquazul

401 - 1600 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10408555
Status:	Active
Size:	3,029 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Direct Ocean, Pool Area View, Water View
List Price:	\$2,999,999
List PPSF:	\$990
Valuated Price:	\$2,850,000
Valuated PPSF:	\$910

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:	79
Number of active listings for rent:	1
Number of active listings for sale:	16
Building inventory for sale:	20%
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:	1

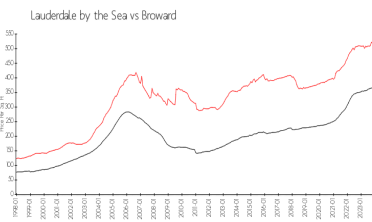
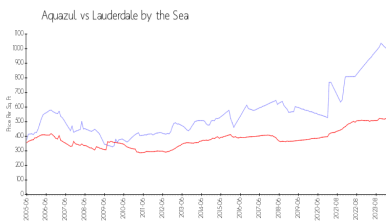
Building Association Information

Aquazul Condominium association
(954) 781-8054

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	2,572 sq ft	Nov 2023	\$2,700,000	\$1,050
1102	2,572 sq ft	Oct 2023	\$2,510,000	\$976
2004	3,029 sq ft	May 2023	\$2,570,000	\$848

Market Information

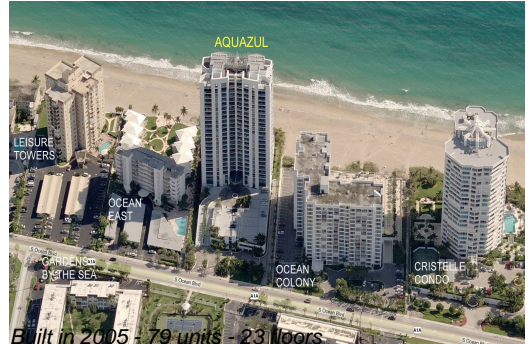


Aquazul:	\$981/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Aquazul	20%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Aquazul
Lauderdale by the Sea
Broward

28 days
82 days
67 days