

Unit 16L - Ocean Colony

16L - 1620 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

| | |
|-----------------|-------------------|
| MLS Number: | F10415637 |
| Status: | Active |
| Size: | 1,116 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View |
| List Price: | \$525,000 |
| List PPSF: | \$470 |
| Valuated Price: | \$468,000 |
| Valuated PPSF: | \$419 |

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

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|--|-----|
| Number of units: | 201 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

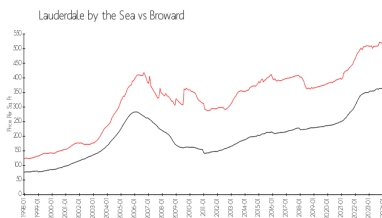
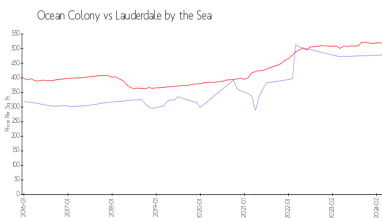
Building Association Information

Ocean Colony Condominium Association
 Address: 1620 S Ocean Blvd,
 Lauderdale by the Sea, FL 33062
 Phone: +1 954-781-9670

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| PH 16P | 1,250 sq ft | Jun 2023 | \$708,000 | \$566 |

Market Information



| | | | |
|------------------------|---------------|------------------------|---------------|
| Ocean Colony: | \$478/sq. ft. | Lauderdale by the Sea: | \$518/sq. ft. |
| Lauderdale by the Sea: | \$518/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Ocean Colony | 1% |
| Lauderdale by the Sea | 2% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Ocean Colony
Lauderdale by the Sea
Broward

135 days
80 days
67 days