

# Unit R1904 - Ocean Resort Residences (Conrad)

R1904 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10418354
Status:	Active
Size:	479 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Intracoastal View
List Price:	\$449,900
List PPSF:	\$939
Valuated Price:	\$375,000
Valuated PPSF:	\$843

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:	40
Building inventory for sale:	13%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

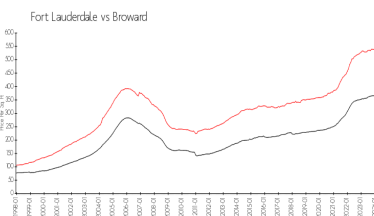
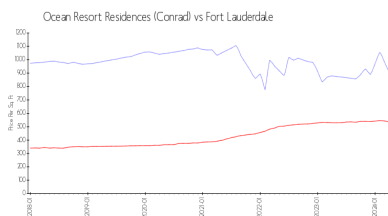
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R2012	579 sq ft	Dec 2023	\$535,000	\$924
H1608	577 sq ft	Nov 2023	\$423,500	\$734
R1801	641 sq ft	Nov 2023	\$625,000	\$975
R2403	1,314 sq ft	Nov 2023	\$2,799,900	\$2,131
R2202	1,712 sq ft	Nov 2023	\$1,400,000	\$818

## Market Information



Ocean Resort Residences (Conrad):	\$902/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad) 14%



Fort Lauderdale	4%
Broward	4%

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

Ocean Resort Residences (Conrad)	222 days
Fort Lauderdale	76 days
Broward	67 days