

Unit N204 - 30 Thirty North Ocean

N204 - 3030 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10420895
Status:	Expired
Size:	2,097 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,750,000
List PPSF:	\$835
Valuated Price:	\$1,631,000
Valuated PPSF:	\$860

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:	24
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	12%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

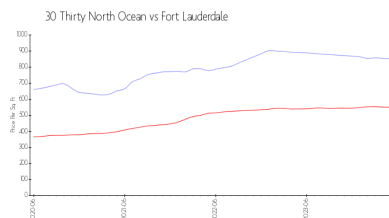
Building Association Information

30 Thirty North Ocean
Address: 3030 N Ocean Blvd,
Fort Lauderdale, FL 33308
Phone: +1 954-400-5573

Recent Sales

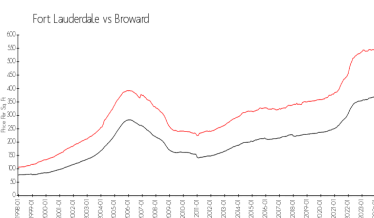
Unit #	Size	Closing Date	Sale Price	PPSF
S202	2,097 sq ft	Feb 2024	\$1,685,000	\$804
N105	2,140 sq ft	Feb 2024	\$1,300,000	\$607
N201	2,309 sq ft	Jun 2023	\$1,850,000	\$801

Market Information



30 Thirty North Ocean:
\$851/sq. ft.

Fort Lauderdale:
\$550/sq. ft.



Fort Lauderdale:
\$550/sq. ft.

Broward:
\$350/sq. ft.

Inventory for Sale

30 Thirty North Ocean	13%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

30 Thirty North Ocean	110 days
Fort Lauderdale	78 days
Broward	68 days