

Unit N204 - 30 Thirty North Ocean

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

Unit Information

MLS Number: F10420895
 Status: Active
 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: \$1,650,000
 List PPSF: \$787
 Valuated Price: \$1,615,000
 Valuated PPSF: \$851

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: 5
 Building inventory for sale: 20%
 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

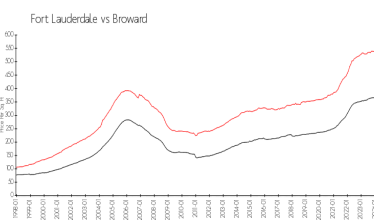
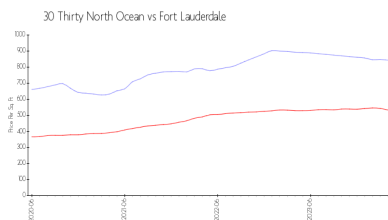
Building Association Information

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:	\$843/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

30 Thirty North Ocean: 21%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

30 Thirty North Ocean	110 days
Fort Lauderdale	76 days
Broward	67 days