

Unit 304 - Gardens by the Sea

304 - 1501 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number: F10423429
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View, Pool Area View
 List Price: \$379,000
 List PPSF: \$379
 Valuated Price: \$369,000
 Valuated PPSF: \$369

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: 90
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

Gardens by the Sea Condos
 Address: 1501 S Ocean Blvd,
 Pompano Beach, FL 33062
 Phone: +1 954-366-4830

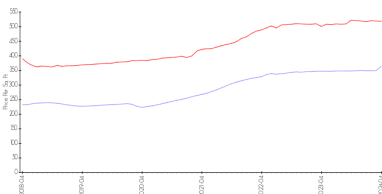
<https://www.gardensbytheseacondo.com/>

Recent Sales

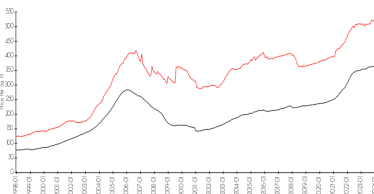
Unit #	Size	Closing Date	Sale Price	PPSF
116	889 sq ft	Mar 2024	\$300,000	\$337
317	850 sq ft	Mar 2024	\$295,000	\$347
211	1,000 sq ft	Dec 2023	\$365,000	\$365

Market Information

Gardens by the Sea vs Lauderdale by the Sea



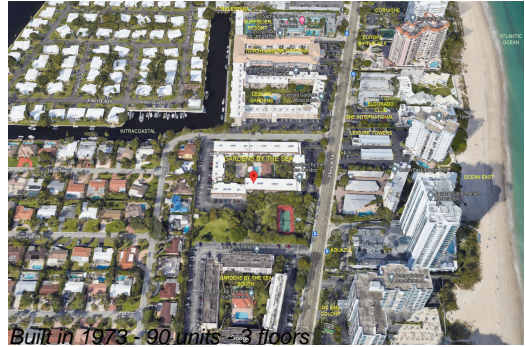
Lauderdale by the Sea vs Broward



Gardens by the Sea: \$365/sq. ft.
 Lauderdale by the Sea: \$518/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Gardens by the Sea: 3%
 Lauderdale by the Sea: 2%



Broward

3%

Avg. Time to Close Over Last 12 Months

Gardens by the Sea	93 days
Lauderdale by the Sea	80 days
Broward	67 days