

# Unit 8G - Berkley South

8G - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10429454  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$459,770  
 List PPSF: \$383  
 Valuated Price: \$433,000  
 Valuated PPSF: \$361

*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: 199  
 Number of active listings for rent: 4  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 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: 1

## Building Association Information

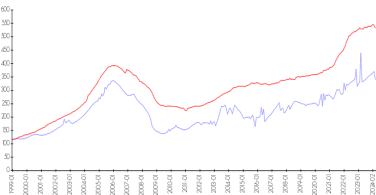
Berkley South Condo Association  
 3015 North Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 954-566-0174

## Recent Sales

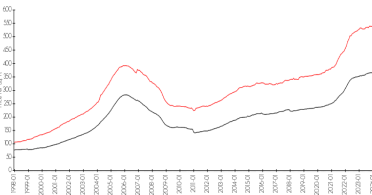
Unit #	Size	Closing Date	Sale Price	PPSF
8j	1,144 sq ft	Mar 2024	\$430,000	\$376
9D	995 sq ft	Jul 2023	\$264,000	\$265
4C	620 sq ft	Jun 2023	\$230,000	\$371

## Market Information

Berkley South vs Fort Lauderdale



Fort Lauderdale vs Broward



Berkley South: \$340/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
 Broward: \$353/sq. ft.

## Inventory for Sale

Berkley South: 4%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Berkley South	77 days
Fort Lauderdale	78 days
Broward	68 days