

# Unit 9V - Ocean Place

9V - 1900 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

## Unit Information

MLS Number: F10436646  
 Status: Active  
 Size: 680 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Open Space Parking, Valet Parking  
 View: Ocean View, Direct Ocean  
 List Price: \$430,000  
 List PPSF: \$632  
 Valuated Price: \$340,000  
 Valuated PPSF: \$500

*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: 256  
 Number of active listings for rent: 8  
 Number of active listings for sale: 21  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

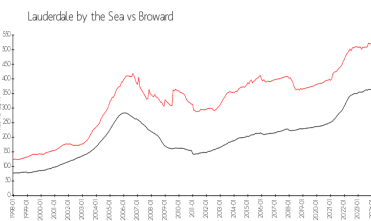
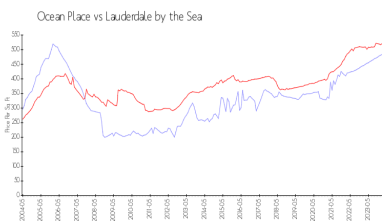
## Building Association Information

Ocean Place Condominium  
 (954) 943-5070

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12n	1,120 sq ft	Mar 2024	\$430,000	\$384
5k	870 sq ft	Jan 2024	\$390,000	\$448

## Market Information



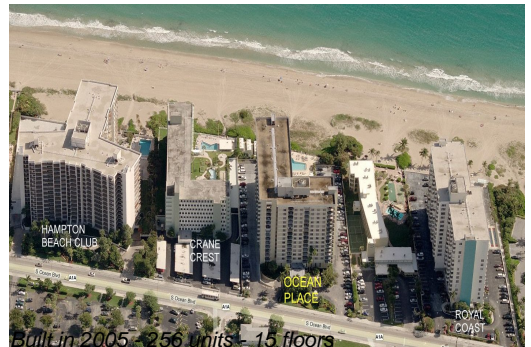
Ocean Place:	\$490/sq. ft.	Lauderdale by the Sea:	\$518/sq. ft.
Lauderdale by the Sea:	\$518/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Ocean Place: 8%  
 Lauderdale by the Sea: 2%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Ocean Place: 91 days



Lauderdale by the Sea  
Broward

80 days  
67 days