

# Unit 15L - Ocean Colony

15L - 1620 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

## Unit Information

MLS Number: F10436979  
 Status: Active  
 Size: 1,116 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Deeded Parking, Parking-Under Building  
 View: Intracoastal View, Other View  
 List Price: \$448,000  
 List PPSF: \$401  
 Valuated Price: \$539,000  
 Valuated PPSF: \$483

*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: 201  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 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: 2

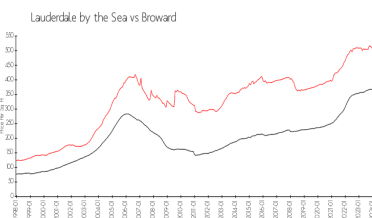
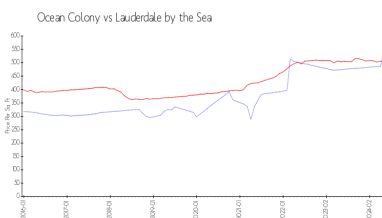
## Building Association Information

Ocean Colony Condominium Association  
 Address: 1620 S Ocean Blvd,  
 Lauderdale by the Sea, FL 33062  
 Phone: +1 954-781-9670

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12-F		Jun 2024	\$689,000	
14E	1,400 sq ft	May 2024	\$520,000	\$371

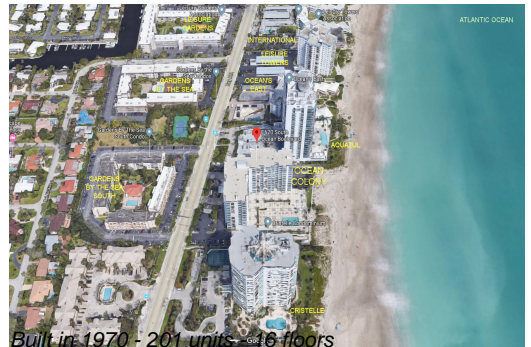
## Market Information



Ocean Colony:	\$556/sq. ft.	Lauderdale by the Sea:	\$509/sq. ft.
Lauderdale by the Sea:	\$509/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Ocean Colony	2%
Lauderdale by the Sea	2%
Broward	4%



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

Ocean Colony	132 days
Lauderdale by the Sea	82 days
Broward	70 days