

Unit 777 - Fountains on Ocean Boulevard (North & South)

777 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10446037
Status:	Pending
Size:	1,567 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$799,900
List PPSF:	\$510
Valuated Price:	\$735,000
Valuated PPSF:	\$468

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:	61
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	19%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

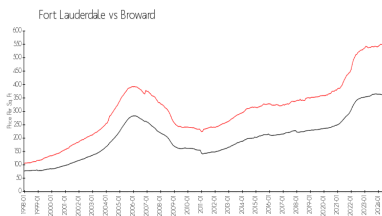
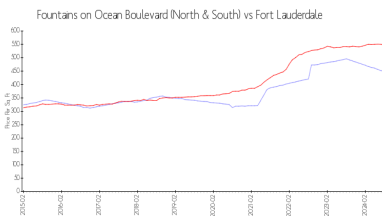
Building Association Information

The Fountains On Ocean Boulevard Condominium Ass
 2409 North Ocean Boulevard
 Fort Lauderdale, FL 33305
 Phone: (954) 537-1293

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
350	1,570 sq ft	Mar 2024	\$615,000	\$392

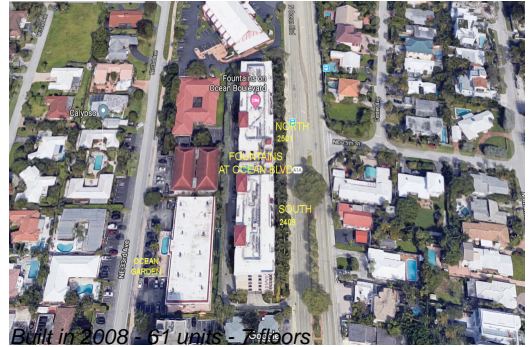
Market Information



Fountains on Ocean Boulevard (North & South):	\$448/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South)	20%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Fountains on Ocean Boulevard (North & South)	82 days
Fort Lauderdale	84 days
Broward	72 days