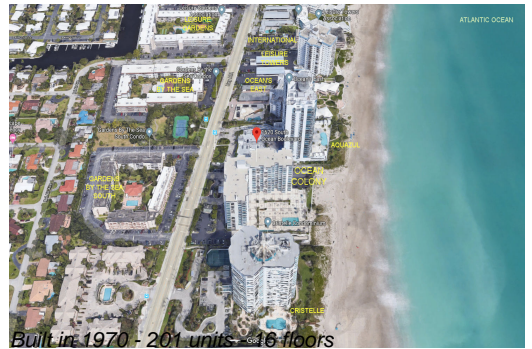


Unit 12G - Ocean Colony

12G - 1620 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10447400
Status:	Active
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Other View
List Price:	\$595,000
List PPSF:	\$476
Valuated Price:	\$509,000
Valuated PPSF:	\$407



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:	5
Building inventory for sale:	2%
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:	1

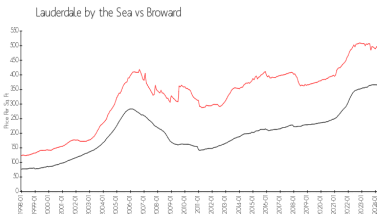
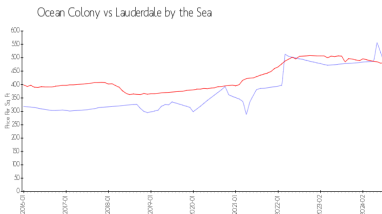
Building Association Information

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:	\$483/sq. ft.	Lauderdale by the Sea:	\$481/sq. ft.
Lauderdale by the Sea:	\$481/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Ocean Colony	2%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean Colony
Lauderdale by the Sea
Broward

132 days
82 days
72 days