

# Unit H1607 - Ocean Resort Residences (Conrad)

H1607 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10448526
Status:	Active
Size:	579 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$480,000
List PPSF:	\$829
Valuated Price:	\$497,000
Valuated PPSF:	\$858

*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:	290
Number of active listings for rent:	0
Number of active listings for sale:	44
Building inventory for sale:	15%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

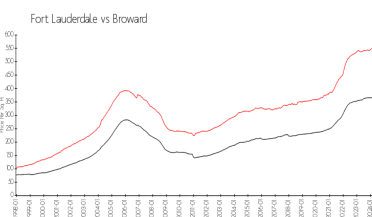
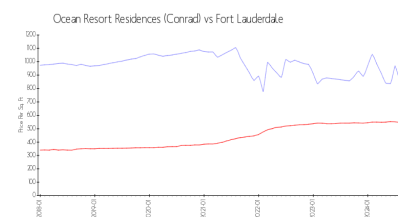
## Building Association Information

The Ocean Resort Residences  
 551 N Fort Lauderdale Beach Blvd,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-749-7200

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H1016	720 sq ft	Jul 2024	\$715,000	\$993
H1212	579 sq ft	Jun 2024	\$465,000	\$803
H1507	579 sq ft	May 2024	\$480,000	\$829
R2012	579 sq ft	Dec 2023	\$535,000	\$924
H1608	577 sq ft	Nov 2023	\$423,500	\$734
R1801	641 sq ft	Nov 2023	\$625,000	\$975
R2403	1,314 sq ft	Nov 2023	\$2,799,900	\$2,131
R2202	1,712 sq ft	Nov 2023	\$1,400,000	\$818

## Market Information



Ocean Resort Residences (Conrad):	\$861/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.



### **Inventory for Sale**

Ocean Resort Residences (Conrad)	15%
Fort Lauderdale	5%
Broward	4%

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

Ocean Resort Residences (Conrad)	195 days
Fort Lauderdale	84 days
Broward	72 days