

# Unit R1906 - Ocean Resort Residences (Conrad)

R1906 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10449501
Status:	Active
Size:	648 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Intracoastal View, Ocean View
List Price:	\$499,000
List PPSF:	\$770
Valuated Price:	\$510,000
Valuated PPSF:	\$884

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

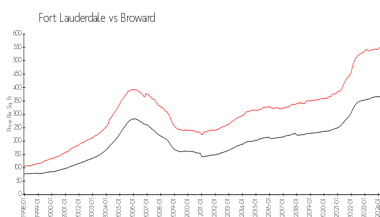
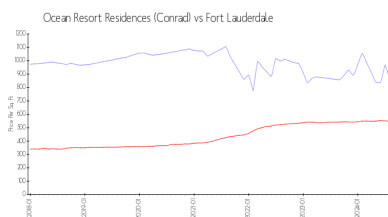
## Building Association Information

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):  
 Fort Lauderdale: \$547/sq. ft.

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 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