

Unit 702 - Fountains on Ocean Boulevard (North & South)

702 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: F10461947
 Status: Active
 Size: 2,100 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Covered Parking, Guest Parking
 View: Intracoastal View, Ocean View
 List Price: \$999,000
 List PPSF: \$476
 Valuated Price: \$994,000
 Valuated PPSF: \$478

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: 16
 Building inventory for sale: 26%
 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: 3

Building Association Information

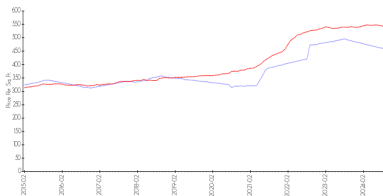
The Fountains On Ocean Boulevard Condominium Ass
 2409 North Ocean Boulevard
 Fort Lauderdale, FL 33305
 Phone: (954) 537-1293

Recent Sales

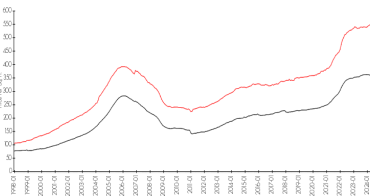
Unit #	Size	Closing Date	Sale Price	PPSF
777	1,567 sq ft	Sep 2024	\$750,000	\$479
350	1,570 sq ft	Mar 2024	\$615,000	\$392

Market Information

Fountains on Ocean Boulevard (North & South) vs Fort Lauderdale



Fort Lauderdale vs Broward

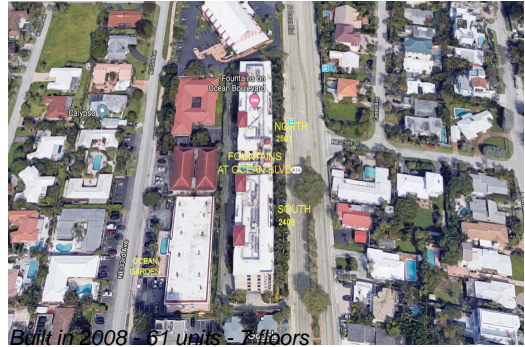


Fountains on Ocean Boulevard (North & South):	\$458/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South)	26%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Fountains on Ocean Boulevard (North & South)	81 days
Fort Lauderdale	86 days
Broward	74 days