

Unit H1407 - Ocean Resort Residences (Conrad)

H1407 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10462087
 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: \$450,000
 List PPSF: \$777
 Valuated Price: \$418,000
 Valuated PPSF: \$722

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: 50
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

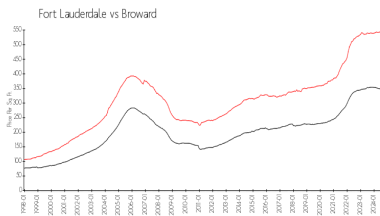
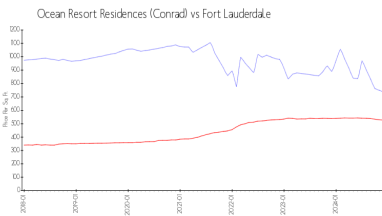
Building Association Information

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
R502	827 sq ft	Dec 2024	\$680,000	\$822
H1607	579 sq ft	Oct 2024	\$440,000	\$760
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

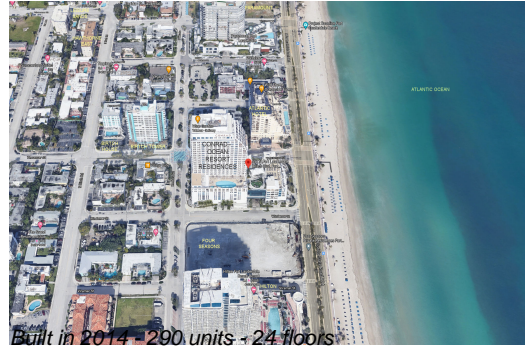
Market Information



Ocean Resort Residences (Conrad):	\$739/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Ocean Resort Residences (Conrad) 17%
 Fort Lauderdale 6%
 Broward 5%



Avg. Time to Close Over Last 12 Months

Ocean Resort Residences (Conrad)	148 days
Fort Lauderdale	90 days
Broward	78 days