

Unit R2211 - Ocean Resort Residences (Conrad)

R2211 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10463046
Status:	Active
Size:	577 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Ocean View, Direct Ocean, Pool Area View
List Price:	\$450,000
List PPSF:	\$780
Valuated Price:	\$536,000
Valuated PPSF:	\$929

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:	40
Building inventory for sale:	13%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

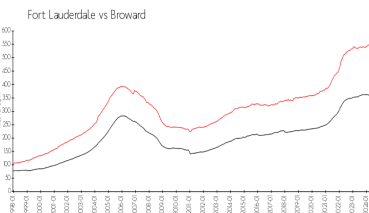
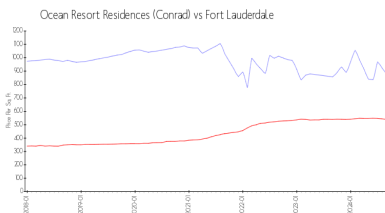
Building Association Information

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
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
R2012	579 sq ft	Dec 2023	\$535,000	\$924

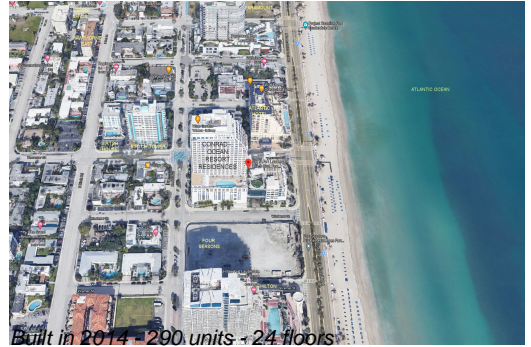
Market Information



Ocean Resort Residences (Conrad):	\$878/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Ocean Resort Residences (Conrad)	14%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Ocean Resort Residences (Conrad)	135 days
Fort Lauderdale	86 days
Broward	74 days