

Unit 16T - Ocean Place

16T - 1900 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number: F10463379
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking
 View: Direct Ocean
 List Price: \$659,000
 List PPSF: \$588
 Valuated Price: \$671,000
 Valuated PPSF: \$599

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: 256
 Number of active listings for rent: 8
 Number of active listings for sale: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

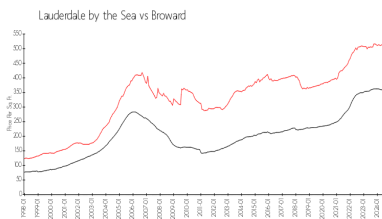
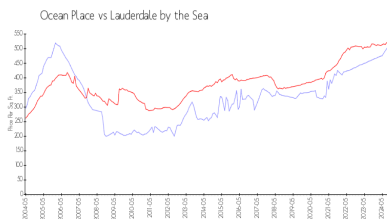
Building Association Information

Ocean Place Condominium
 (954) 943-5070

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10V	680 sq ft	Nov 2024	\$335,000	\$493
9H	890 sq ft	Aug 2024	\$362,500	\$407
9F	1,210 sq ft	May 2024	\$700,000	\$579
9G	1,120 sq ft	May 2024	\$550,000	\$491
12n	1,120 sq ft	Mar 2024	\$430,000	\$384

Market Information



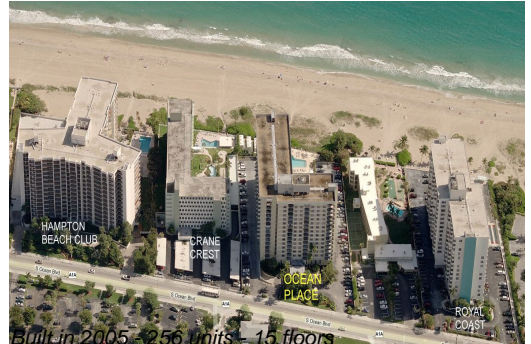
Ocean Place:	\$507/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Ocean Place: 7%
 Lauderdale by the Sea: 3%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Ocean Place: 89 days



Lauderdale by the Sea
Broward

91 days
74 days