Unit 3V - Ocean Place

3V - 1900 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10467445
Status:	Active
Size:	680 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	$415,000
List PPSF:	$610
Valuated Price:	$331,000
Valuated PPSF:	$487

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

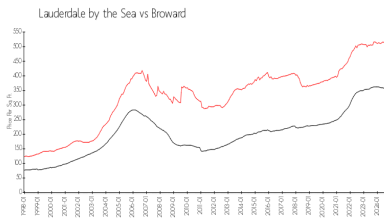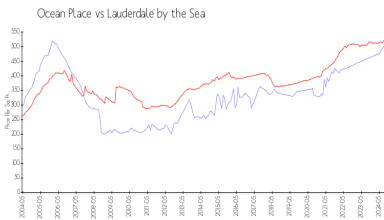|	
Number of units:	256
Number of active listings for rent:	8
Number of active listings for sale:	18
Building inventory for sale:	7%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Building Association Information

Ocean Place Condominium
(954) 943-5070

Built in 2005 - 256 units - 15 floors

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 vs Lauderdale by the Sea

Lauderdale by the Sea vs Broward

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	91 days

Broward   74 days