

# Unit 1662 S Ocean Ln # 259 - Oceanage

1662 S Ocean Ln # 259 - 1550-1698 S Ocean Ln, Fort Lauderdale, FL, Broward 33136

## Unit Information

MLS Number: F10468720  
 Status: Active  
 Size: 1,264 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Garden View  
 List Price: \$1,150,000  
 List PPSF: \$910  
 Valuated Price: \$1,089,000  
 Valuated PPSF: \$862

*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: 179  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

## Building Association Information

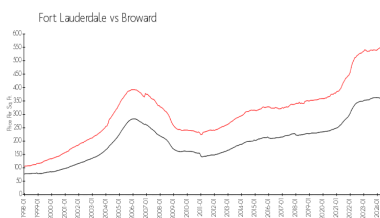
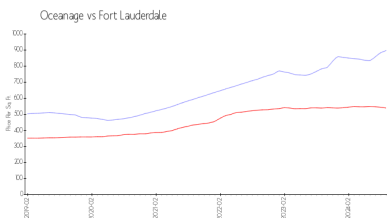
The Oceanage  
 Address: 1650 S Ocean Ln,  
 Fort Lauderdale, FL 33316  
 Phone: +1 954-524-8436

<https://theoceanage.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
286	1,273 sq ft	Sep 2024	\$1,115,000	\$876
245	1,273 sq ft	Sep 2024	\$1,050,000	\$825
151	1,273 sq ft	Sep 2024	\$1,280,000	\$1,005
251	1,297 sq ft	Aug 2024	\$1,315,000	\$1,014
273	1,273 sq ft	Aug 2024	\$1,017,500	\$799

## Market Information



Oceanage: \$897/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Oceanage 3%  
 Fort Lauderdale 5%  
 Broward 4%



## **Avg. Time to Close Over Last 12 Months**

Oceanage	80 days
Fort Lauderdale	86 days
Broward	74 days