Unit 4E - Fountainhead

4E - 3900 N Ocean Blvd, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number:	F10469305
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	$739,999
List PPSF:	$402
Valuated Price:	$569,000
Valuated PPSF:	$309

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

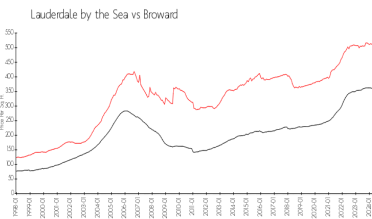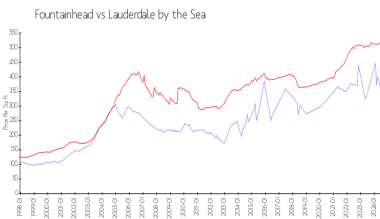|	
Number of units:	130
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	11%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Built in 1995 - 130 units - 16 floors

Building Association Information

Fountainhead association
954-776-0732

http://www.fountainheadbythesea.com/about-me/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4B	1,870 sq ft	Jun 2024	$710,000	$380
5C	1,800 sq ft	Apr 2024	$710,000	$394
LE	1,840 sq ft	Mar 2024	$625,000	$340
7G	1,450 sq ft	Feb 2024	$500,000	$345

Market Information

Fountainhead:	$330/sq. ft.	Lauderdale by the Sea:	$520/sq. ft.
Lauderdale by the Sea:	$520/sq. ft.	Broward:	$339/sq. ft.

Inventory for Sale

Fountainhead	12%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fountainhead	90 days
Lauderdale by the Sea	91 days
Broward	74 days