

# Unit H1712 - Ocean Resort Residences (Conrad)

H1712 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10470628
Status:	Active
Size:	579 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$480,000
List PPSF:	\$829
Valuated Price:	\$431,000
Valuated PPSF:	\$744

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:	49
Building inventory for sale:	16%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

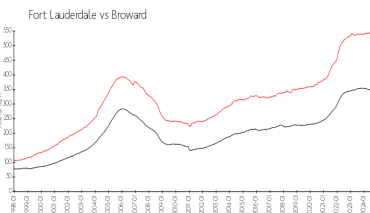
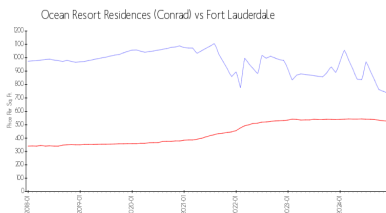
## Building Association Information

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
R502	827 sq ft	Dec 2024	\$680,000	\$822
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

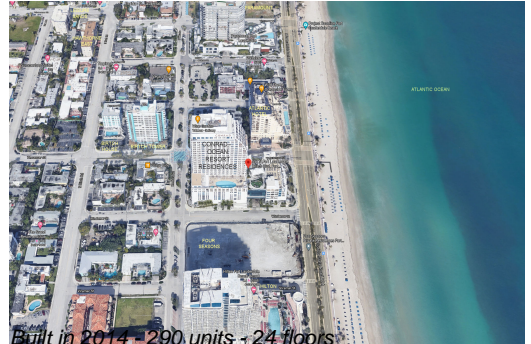
## Market Information



Ocean Resort Residences (Conrad):	\$739/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad)	17%
Fort Lauderdale	6%
Broward	5%



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

Ocean Resort Residences (Conrad)	148 days
Fort Lauderdale	90 days
Broward	78 days