

Unit 303 - Fountains on Ocean Boulevard (North & South)

303 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10470892
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Garden View, Other View
List Price:	\$549,000
List PPSF:	\$508
Valuated Price:	\$451,000
Valuated PPSF:	\$418

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:	61
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	26%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

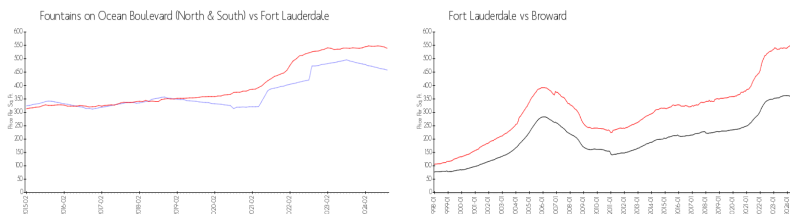
Building Association Information

The Fountains On Ocean Boulevard Condominium Ass
 2409 North Ocean Boulevard
 Fort Lauderdale, FL 33305
 Phone: (954) 537-1293

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
777	1,567 sq ft	Sep 2024	\$750,000	\$479
350	1,570 sq ft	Mar 2024	\$615,000	\$392

Market Information



Fountains on Ocean Boulevard (North & South):	\$458/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South)	26%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Fountains on Ocean Boulevard (North & South)	81 days
Fort Lauderdale	86 days
Broward	74 days