

# Unit H1116 - Ocean Resort Residences (Conrad)

H1116 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10472721
Status:	Active
Size:	720 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	\$749,000
List PPSF:	\$1,040
Valuated Price:	\$646,000
Valuated PPSF:	\$897

*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:	43
Building inventory for sale:	14%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

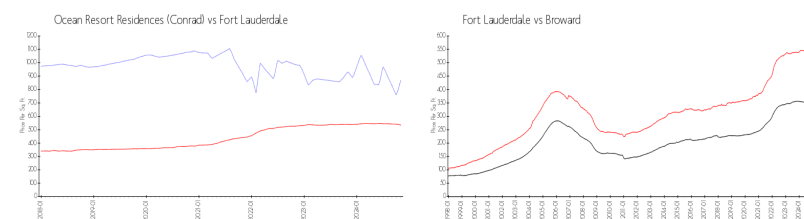
## Building Association Information

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
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

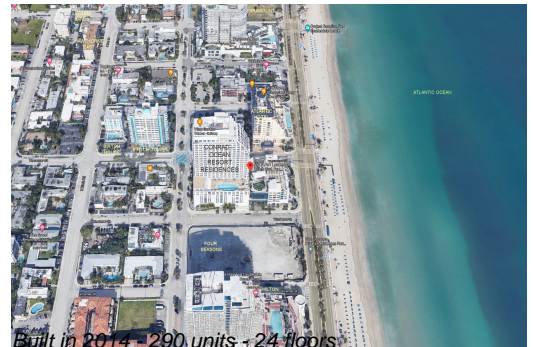


Ocean Resort Residences (Conrad):	\$867/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad)	15%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Ocean Resort Residences (Conrad)	84 days
Fort Lauderdale	89 days
Broward	76 days