

# Unit R2304 - Ocean Resort Residences (Conrad)

R2304 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10472882
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$1,150,000
List PPSF:	\$979
Valuated Price:	\$375,000
Valuated PPSF:	\$843

*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

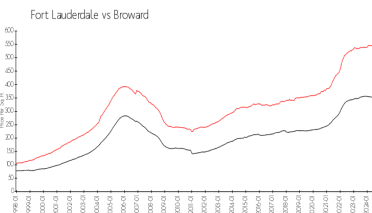
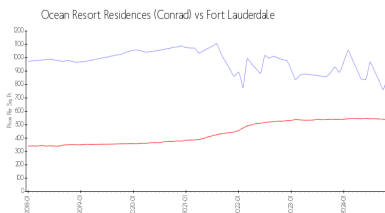
## Building Association Information

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

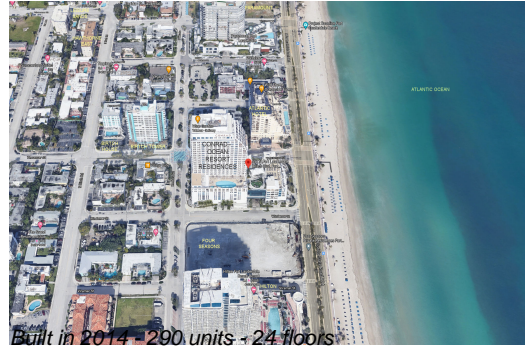
## Market Information



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