

Unit 18J - Berkley South

18J - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10472895
 Status: Active
 Size: 1,144 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building
 View: Intracoastal View,Ocean View
 List Price: \$425,000
 List PPSF: \$372
 Valuated Price: \$408,000
 Valuated PPSF: \$357

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: 199
 Number of active listings for rent: 4
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

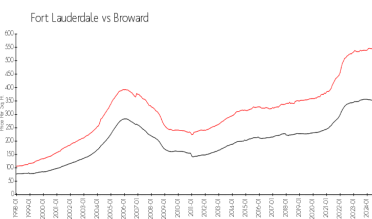
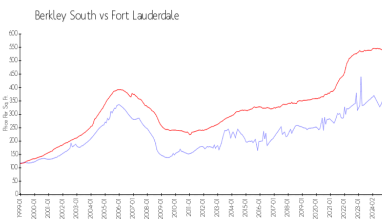
Building Association Information

Berkley South Condo Association
 3015 North Ocean Boulevard
 Fort Lauderdale, FL 33308
 954-566-0174

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14B	1,144 sq ft	Nov 2024	\$442,000	\$386
17D	995 sq ft	Nov 2024	\$360,000	\$362
2N	946 sq ft	Oct 2024	\$241,500	\$255
12D	995 sq ft	Aug 2024	\$230,000	\$231
PH-6	1,328 sq ft	Aug 2024	\$635,000	\$478

Market Information



Berkley South: \$319/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Berkley South: 5%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Berkley South: 81 days



Fort Lauderdale
Broward

89 days
76 days