

Unit 652 - Fountains on Ocean Boulevard (North & South)

652 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: F10488604
 Status: Active Under Contract
 Size: 2,150 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Deeded Parking

View:
 List Price: \$1,075,000
 List PPSF: \$500
 Valuated Price: \$915,000
 Valuated PPSF: \$426

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: 10
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

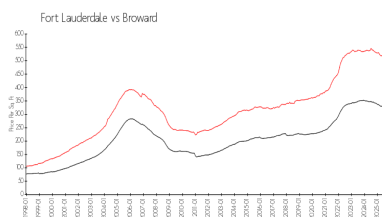
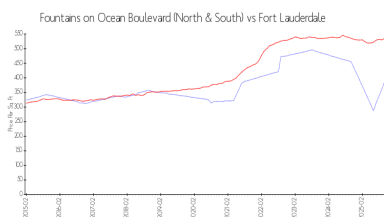
The Fountains On Ocean Boulevard Condominium Ass
 2409 North Ocean Boulevard
 Fort Lauderdale, FL 33305
 Phone: (954) 537-1293

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
726	850 sq ft	Dec 2025	\$445,000	\$524
775	2,150 sq ft	Jul 2025	\$950,000	\$442
550	1,570 sq ft	Jun 2025	\$462,500	\$295
501	1,290 sq ft	Feb 2025	\$575,000	\$446

Market Information



Fountains on Ocean Boulevard (North & South): \$412/sq. ft.

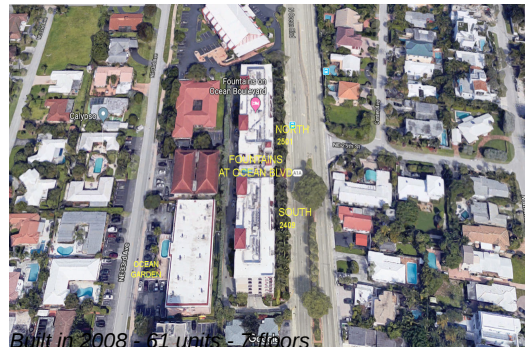
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South): 16%



South)	
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fountains on Ocean Boulevard (North & South)	96 days
Fort Lauderdale	100 days
Broward	87 days