

# Unit PH-5 - Berkley South

PH-5 - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10503978  |
| Status:         | Active   |
| Size:           | 935 Sq ft.   |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: | 1  |
| Parking Spaces: | Covered Parking,Guest Parking,Parking-Under Building |
| View:           |  |
| List Price:     | \$299,000  |
| List PPSF:      | \$320  |
| Valuated Price: | \$268,000  |
| Valuated PPSF:  | \$287  |

*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: | 12  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

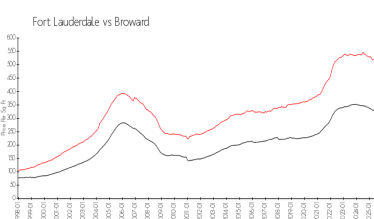
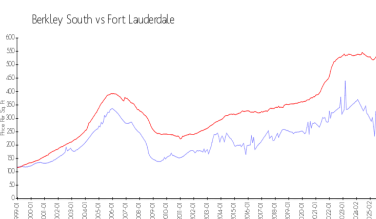
Berkley South Condo Association  
3015 North Ocean Boulevard  
Fort Lauderdale, FL 33308  
954-566-0174

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 12F    | 1,328 sq ft | Dec 2025     | \$420,000  | \$316 |
| 5B     | 1,144 sq ft | Nov 2025     | \$285,000  | \$249 |
| 17A    | 1,328 sq ft | Oct 2025     | \$535,000  | \$403 |
| 6E     | 935 sq ft   | Jul 2025     | \$277,000  | \$296 |
| 7D     | 995 sq ft   | Jul 2025     | \$279,000  | \$280 |
| 15G    | 1,198 sq ft | Jul 2025     | \$420,000  | \$351 |

## Market Information

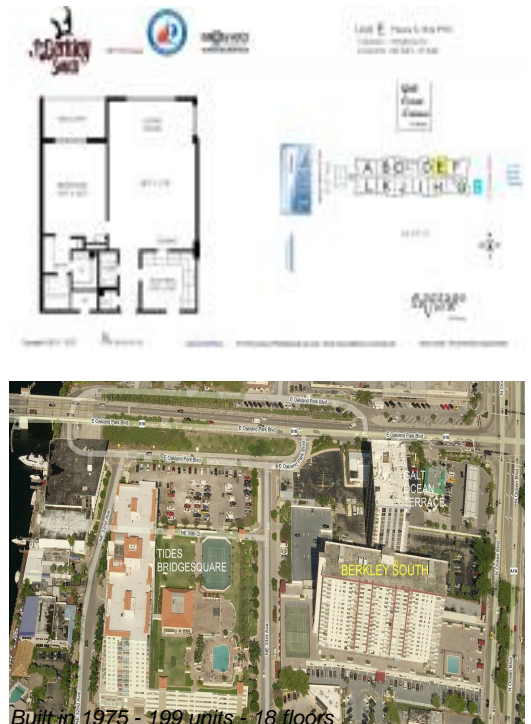


Berkley South: \$292/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Berkley South   | 5% |
| Fort Lauderdale | 4% |
| Broward         | 4% |



### **Avg. Time to Close Over Last 12 Months**

|                 |          |
|-----------------|----------|
| Berkley South   | 86 days  |
| Fort Lauderdale | 100 days |
| Broward         | 88 days  |