

Unit 9R - Ocean Place

9R - 1900 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10509294
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Guest Parking,Valet Parking
View:	
List Price:	\$695,000
List PPSF:	\$574
Valuated Price:	\$518,000
Valuated PPSF:	\$428

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:	256
Number of active listings for rent:	8
Number of active listings for sale:	20
Building inventory for sale:	7%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

Ocean Place Condominium
(954) 943-5070

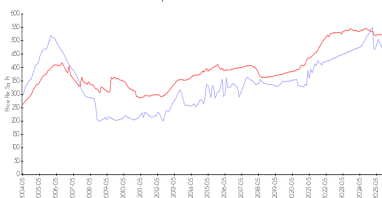
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Recent Sales

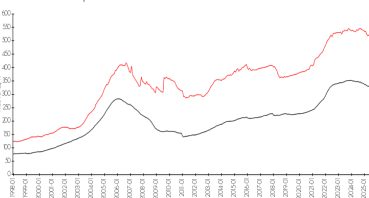
Unit #	Size	Closing Date	Sale Price	PPSF
7n	1,120 sq ft	Dec 2025	\$387,500	\$346
5G	1,120 sq ft	Jun 2025	\$510,000	\$455
11D	1,120 sq ft	May 2025	\$640,000	\$571
LE	1,210 sq ft	May 2025	\$749,000	\$619
10B	890 sq ft	May 2025	\$422,500	\$475

Market Information

Ocean Place vs Lauderdale by the Sea



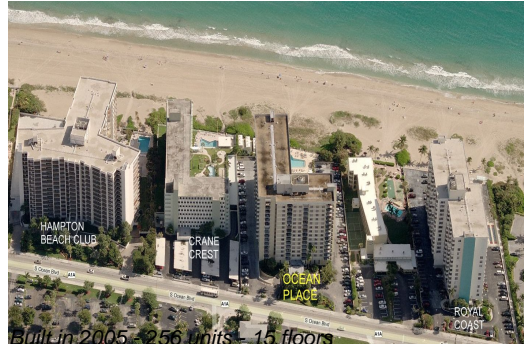
Lauderdale by the Sea vs Broward



Ocean Place:	\$449/sq. ft.	Lauderdale by the Sea:	\$533/sq. ft.
Lauderdale by the Sea:	\$533/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Ocean Place	8%
Lauderdale by the Sea	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Ocean Place	76 days
Lauderdale by the Sea	113 days
Broward	87 days