

Unit 427 - Fountains on Ocean Boulevard (North & South)

427 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10526825
Status:	Active
Size:	1,570 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$639,000
List PPSF:	\$407
Valuated Price:	\$655,000
Valuated PPSF:	\$417

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:	9
Building inventory for sale:	14%
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

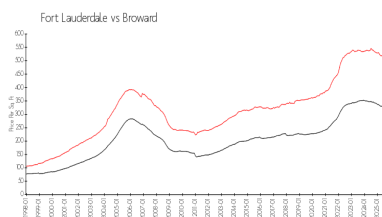
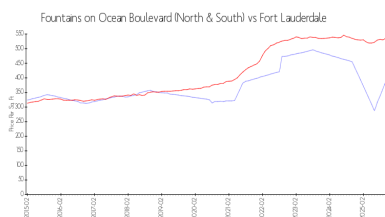
The Fountains On Ocean Boulevard Condominium Ass
2409 North Ocean Boulevard
Fort Lauderdale, FL 33305
Phone: (954) 537-1293

<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): 15%



South)	
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fountains on Ocean Boulevard (North & South)	96 days
Fort Lauderdale	101 days
Broward	88 days