

Unit 403 - Fountains on Ocean Boulevard (North & South)

403 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10530816
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$429,900
List PPSF:	\$398
Valuated Price:	\$410,000
Valuated PPSF:	\$380

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

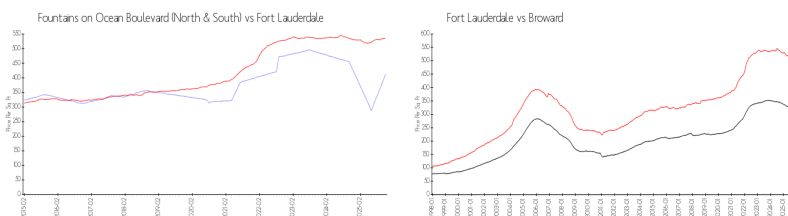
The Fountains On Ocean Boulevard Condominium Ass
2409 North Ocean Boulevard
Fort Lauderdale, FL 33305
Phone: (954) 537-1293

<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

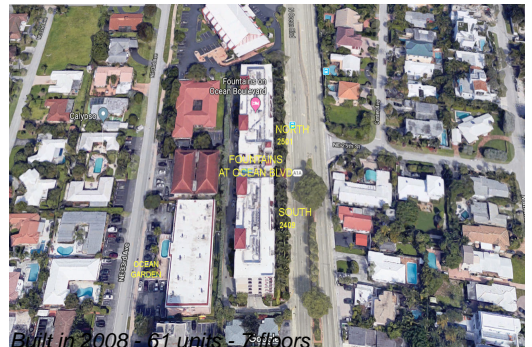
Market Information



Fountains on Ocean Boulevard (North & South):	\$412/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South) 15%



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	88 days