Unit 403 - Aquazul

403 - 1600 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10531787
Status:	Active
Size:	2,572 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	$2,095,000
List PPSF:	$815
Valuated Price:	$1,990,000
Valuated PPSF:	$769

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.

Built in 2005 - 79 units - 23 floors

Building Information

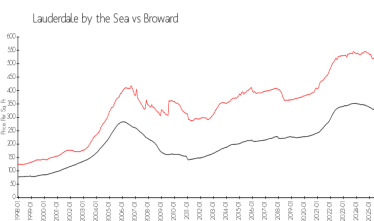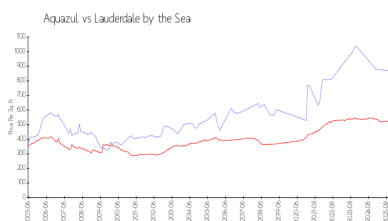|	
Number of units:	79
Number of active listings for rent:	1
Number of active listings for sale:	16
Building inventory for sale:	20%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Aquazul Condominium association
(954) 781-8054

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2103	2,572 sq ft	Jan 2025	$1,875,000	$729
401	3,029 sq ft	Jan 2025	$2,550,000	$842

Market Information
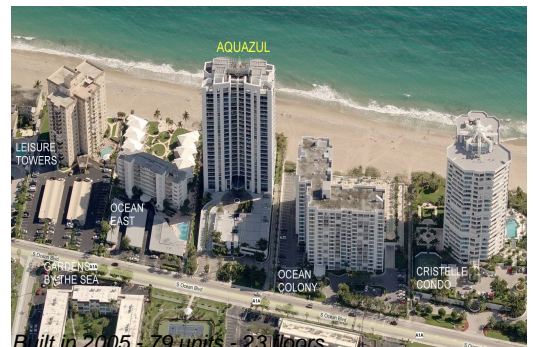

Aquazul:	$870/sq. ft.	Lauderdale by the Sea:	$533/sq. ft.
Lauderdale by the Sea:	$533/sq. ft.	Broward:	$311/sq. ft.

Inventory for Sale

Aquazul	20%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aquazul	111 days

Lauderdale by the Sea	113 days
Broward	87 days