

Unit 120 - North Leisure Gardens

120 - 1461 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number: F10551049
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View: Other
 List Price: \$575,000
 List PPSF: \$575
 Valuated Price: \$254,000
 Valuated PPSF: \$339

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: 90
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

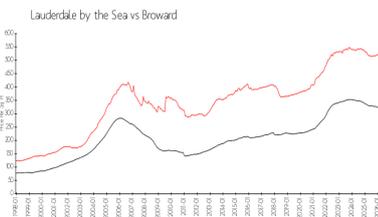
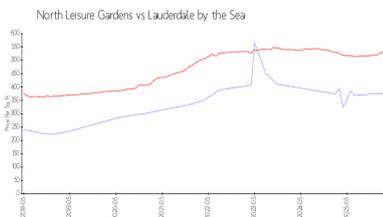
Leisure Gardens Association
 Address: 1481 S Ocean Blvd,
 Pompano Beach, FL 33062
 Phone: +1 954-946-6180

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	920 sq ft	Mar 2026	\$350,000	\$380
313	920 sq ft	Nov 2025	\$390,000	\$424
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318	920 sq ft	Oct 2025	\$250,000	\$272
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Market Information



North Leisure Gardens:	\$374/sq. ft.	Lauderdale by the Sea:	\$537/sq. ft.
Lauderdale by the Sea:	\$537/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

North Leisure Gardens: 7%
 Lauderdale by the Sea: 5%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

North Leisure Gardens	110 days
Lauderdale by the Sea	103 days
Broward	89 days