

# Unit H1603 - Ocean Resort Residences (Conrad)

H1603 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	R11068635
Status:	Active
Size:	731 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Garage
View:	
List Price:	\$578,000
List PPSF:	\$791
Valuated Price:	\$486,000
Valuated PPSF:	\$665

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:	290
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	8%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

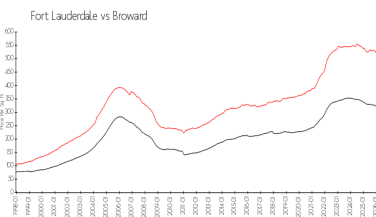
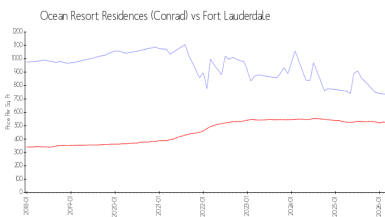
The Ocean Resort Residences  
 551 N Fort Lauderdale Beach Blvd,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-749-7200

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1806	577 sq ft	Mar 2026	\$390,000	\$676
R2212	1,252 sq ft	Feb 2026	\$1,000,000	\$799
H1716	720 sq ft	Dec 2025	\$720,000	\$1,000
H1716	720 sq ft	Dec 2025	\$720,000	\$1,000
H1511	577 sq ft	Dec 2025	\$425,000	\$737

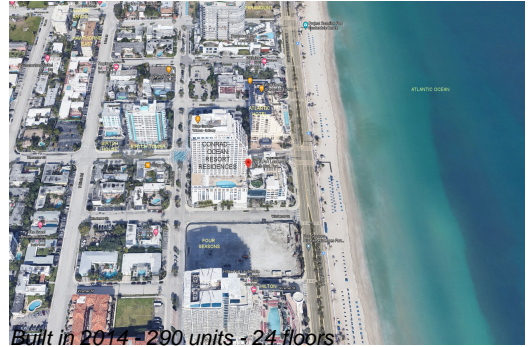
## Market Information



Ocean Resort Residences (Conrad):	\$734/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale

Ocean Resort Residences (Conrad) 8%



Fort Lauderdale	7%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Ocean Resort Residences (Conrad)	287 days
Fort Lauderdale	103 days
Broward	89 days