Unit R1902 - Ocean Resort Residences (Conrad)

R1902 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Built in 2014 - 290 units - 24 floors

Unit Information

MLS Number:	RX-10869477
Status:	Active
Size:	1,590 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Garage - Building
View:	City,Intracoastal,Ocean
List Price:	$1,999,000
List PPSF:	$1,257
Valuated Price:	$1,492,000
Valuated PPSF:	$938

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:	39
Building inventory for sale:	13%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

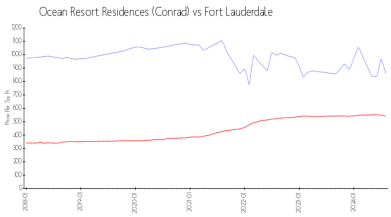
Building Association Information

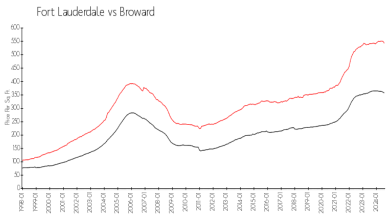
The Ocean Resort Residences
551 N Fort Lauderdale Beach Blvd,
Fort Lauderdale, FL 33304
Phone: +1 954-749-7200

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H1016	720 sq ft	Jul 2024	$715,000	$993
H1212	579 sq ft	Jun 2024	$465,000	$803
H1507	579 sq ft	May 2024	$480,000	$829
R2012	579 sq ft	Dec 2023	$535,000	$924
H1608	577 sq ft	Nov 2023	$423,500	$734
R1801	641 sq ft	Nov 2023	$625,000	$975
R2403	1,314 sq ft	Nov 2023	$2,799,900	$2,131
R2202	1,712 sq ft	Nov 2023	$1,400,000	$818

Market Information





Ocean Resort Residences (Conrad):	$874/sq. ft.	Fort Lauderdale:	$543/sq. ft.
Fort Lauderdale:	$543/sq. ft.	Broward:	$351/sq. ft.

Inventory for Sale

Ocean Resort Residences (Conrad)	13%

Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean Resort Residences (Conrad)	194 days
Fort Lauderdale	84 days
Broward	73 days