

# Unit 108 - Ocean Garden

108 - 2400 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: RX-10961871  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View:  
 List Price: \$299,999  
 List PPSF: \$286  
 Valuated Price: \$285,000  
 Valuated PPSF: \$271

*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: 24  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

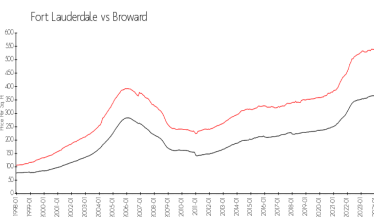
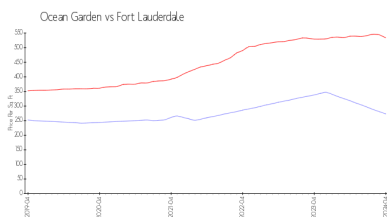
## Building Association Information

Ocean Garden Condominium Association Inc  
 2400 Ne 33rd Ave  
 Fort Lauderdale, FL 33305-1887

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	700 sq ft	Jun 2023	\$244,000	\$349

## Market Information



Ocean Garden:	\$273/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Ocean Garden	8%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Ocean Garden	36 days
Fort Lauderdale	76 days
Broward	67 days

