

# Unit 211 - Ocean Garden

211 - 2400 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: RX-11023284  
 Status: Active  
 Size: 930 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View:  
 List Price: \$339,900  
 List PPSF: \$365  
 Valuated Price: \$335,000  
 Valuated PPSF: \$360

*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: 4  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

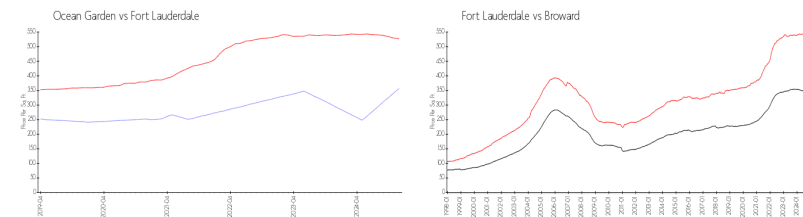
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,050 sq ft	May 2024	\$260,000	\$248

## Market Information



Ocean Garden:	\$359/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Ocean Garden: 17%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Ocean Garden: 15 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days

