

# Unit 802 - Sapphire South

802 - 2821 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10426315  
 Status: Active  
 Size: 1,274 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Canal,Intracoastal View  
 List Price: \$879,000  
 List PPSF: \$690  
 Valuated Price: \$870,000  
 Valuated PPSF: \$654

*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: 86  
 Number of active listings for rent: 3  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

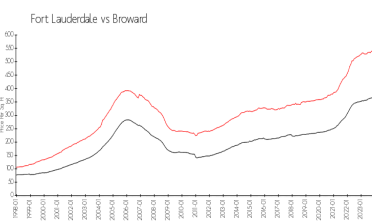
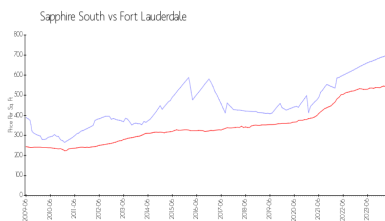
## Building Association Information

Sapphire Fort Lauderdale Condo Association  
 (954) 537-1837

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204S	1,630 sq ft	May 2023	\$815,000	\$500

## Market Information



Sapphire South:	\$702/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Sapphire South	5%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sapphire South	127 days
Fort Lauderdale	76 days
Broward	67 days

