

Unit N704 - Auberge Residences (North & South)

N704 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	A11483009
Status:	Active
Size:	1,885 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Other Parking
View:	
List Price:	\$3,400,000
List PPSF:	\$1,804
Valuated Price:	\$3,089,000
Valuated PPSF:	\$1,639

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	11%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	1

Building Association Information

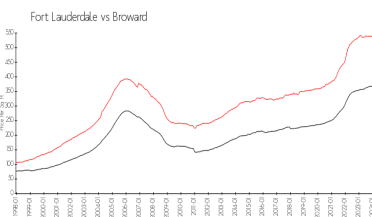
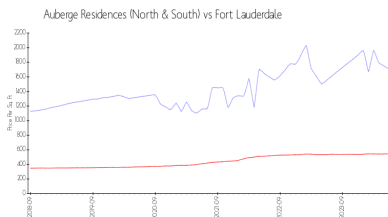
Auberge Beach Residences
 Address: 2200 N Ocean Blvd,
 Fort Lauderdale, FL 33305
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S2201	5,054 sq ft	Apr 2024	\$10,104,000	\$1,999
S1805-1806	4,251 sq ft	Mar 2024	\$7,150,000	\$1,682
S1803	2,787 sq ft	Feb 2024	\$4,700,000	\$1,686
S905	1,350 sq ft	Jan 2024	\$2,485,000	\$1,841
S306	2,776 sq ft	Nov 2023	\$2,850,000	\$1,027

Market Information



Auberge Residences \$1705/sq. ft.
 (North & South):
 Fort Lauderdale: \$545/sq. ft.

Fort Lauderdale: \$545/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale



Auberge Residences (North & South)	11%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	187 days
Fort Lauderdale	82 days
Broward	70 days