

Unit N1003 - Auberge Residences (North & South)

N1003 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	A11618516
Status:	Active
Size:	3,553 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$6,995,000
List PPSF:	\$1,969
Valuated Price:	\$6,201,000
Valuated PPSF:	\$1,745

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:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

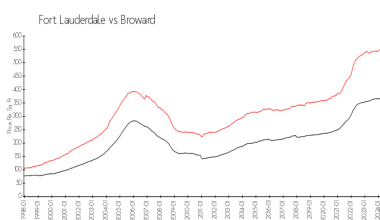
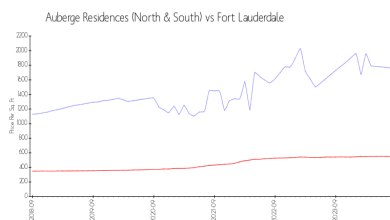
Auberge Beach Residences
 Address: 2200 N Ocean Blvd,
 Fort Lauderdale, FL 33305
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S303	2,787 sq ft	Aug 2024	\$3,500,000	\$1,256
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

Market Information



Auberge Residences \$1760/sq. ft.
 (North & South):
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale

Auberge Residences (North & South)	11%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	204 days
Fort Lauderdale	84 days
Broward	72 days