

# Unit N206 - Auberge Residences (North & South)

N206 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11696648
Status:	Active
Size:	2,071 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$3,150,000
List PPSF:	\$1,521
Valuated Price:	\$3,212,000
Valuated PPSF:	\$1,551

*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:	32
Building inventory for sale:	18%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

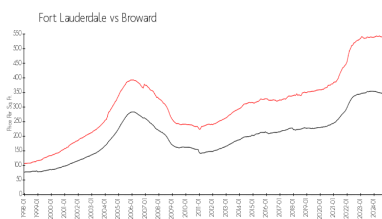
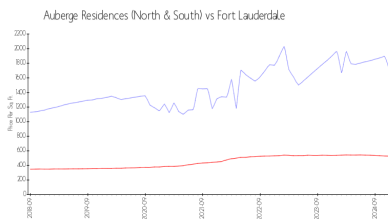
Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N704	1,895 sq ft	Jan 2025	\$2,875,000	\$1,517
S1501	3,500 sq ft	Nov 2024	\$6,495,000	\$1,856
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

## Market Information



Auberge Residences \$1696/sq. ft.  
 (North & South):  
 Fort Lauderdale: \$527/sq. ft.

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

## Inventory for Sale

Auberge Residences (North & South)	19%
Fort Lauderdale	6%



Broward

5%

**Avg. Time to Close Over Last 12 Months**

Auberge Residences (North & South)	164 days
Fort Lauderdale	89 days
Broward	78 days