

Unit 308 - Sapphire North

308 - 2831 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11960683
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Electric Vehicle Charging Station
 View:
 List Price: \$830,000
 List PPSF: \$553
 Valuated Price: \$849,000
 Valuated PPSF: \$548

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: 2
 Number of active listings for sale: 4
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

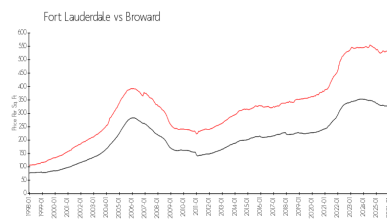
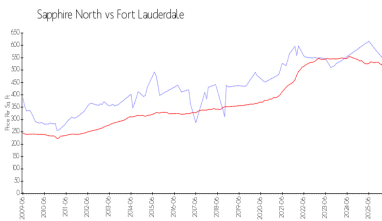
Sapphire Fort Lauderdale Condo Association
 (954) 537-1837

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504N	1,630 sq ft	Feb 2026	\$1,010,000	\$620
504N	1,630 sq ft	Feb 2026	\$1,010,000	\$620
PH2N	1,573 sq ft	Jun 2025	\$1,030,000	\$655
PH2N	1,573 sq ft	Jun 2025	\$1,030,000	\$655

Market Information



Sapphire North: \$536/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
 Broward: \$304/sq. ft.

Inventory for Sale

Sapphire North: 5%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months

Sapphire North: 167 days



Fort Lauderdale
Broward

103 days
89 days