

Unit 204 - Sapphire North

204 - 2831 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | F10380543 |
| Status: | Active |
| Size: | 1,630 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| Rental Price: | \$4,500 |
| List PPSF: | \$3 |
| Valuated Price: | \$1,153,000 |
| Valuated PPSF: | \$678 |

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.

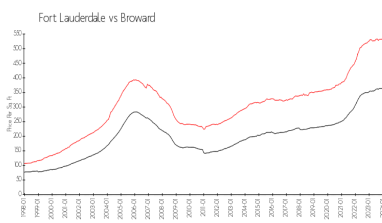
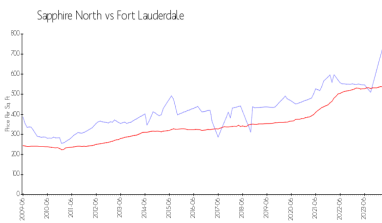
Building Information

| | |
|--|----|
| Number of units: | 86 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

Sapphire Fort Lauderdale Condo Association
(954) 537-1837

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Sapphire North: | \$770/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale: | \$528/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Sapphire North | 2% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Sapphire North | 95 days |
| Fort Lauderdale | 76 days |
| Broward | 66 days |

