

Unit 305 - Vue Residences North

305 - 2011 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10431817
Status:	Active
Size:	1,382 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Garden View
List Price:	\$699,000
List PPSF:	\$506
Valuated Price:	\$781,000
Valuated PPSF:	\$565

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:	78
Number of active listings for rent:	8
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:	0
Number of sales over the last 3 months:	0

Building Association Information

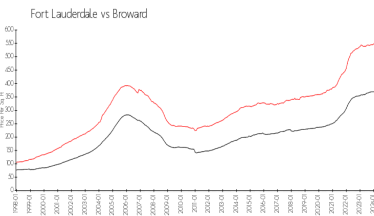
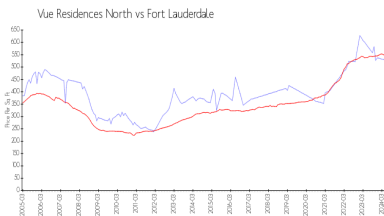
Vue Condominium Association
954-369-3349

<http://www.vuecondominium.com/contactus>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	1,685 sq ft	Dec 2023	\$1,100,000	\$653
306N	1,268 sq ft	Nov 2023	\$600,000	\$473
805	1,685 sq ft	Oct 2023	\$1,100,000	\$653
1604	1,397 sq ft	Sep 2023	\$780,000	\$558

Market Information



Vue Residences North:	\$529/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Vue Residences North	3%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Vue Residences North	64 days
Fort Lauderdale	80 days
Broward	69 days