

Unit N404 - Auberge Residences (North & South)

N404 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10435721
Status:	Active
Size:	1,885 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	Ocean View
List Price:	\$3,200,000
List PPSF:	\$1,698
Valuated Price:	\$3,151,000
Valuated PPSF:	\$1,672

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:	21
Building inventory for sale:	12%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

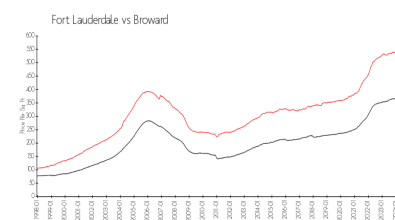
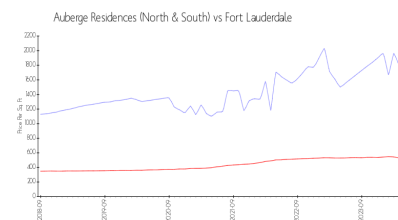
Auberge Beach Residences
 Address: 2200 N Ocean Blvd,
 Fort Lauderdale, FL 33305
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
S306	2,776 sq ft	Nov 2023	\$2,850,000	\$1,027

Market Information



Auberge Residences \$1791/sq. ft.
 (North & South):
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.



Inventory for Sale

Auberge Residences (North & South)	12%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	163 days
Fort Lauderdale	76 days
Broward	67 days