Unit 307 - Sapphire South

307 - 2821 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10437352
Status:	Active
Size:	1,468 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Open Space Parking,Valet Parking
View:	Garden View,Pool Area View
List Price:	$974,788
List PPSF:	$664
Valuated Price:	$887,000
Valuated PPSF:	$584

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.

Built in 2009 - 86 units 12 floors

Building Information

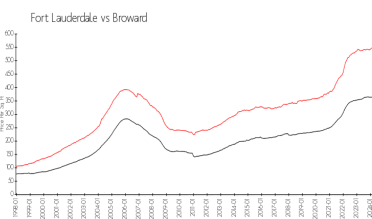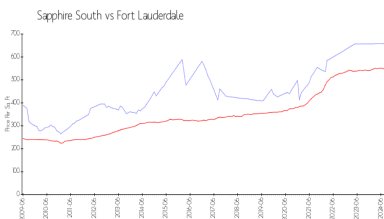|	
Number of units:	86
Number of active listings for rent:	3
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

Sapphire Fort Lauderdale Condo Association
(954) 537-1837

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102S	1,274 sq ft	Aug 2024	$840,000	$659
304	1,630 sq ft	Jun 2024	$865,000	$531
806S	1,274 sq ft	May 2024	$1,065,000	$836

Market Information

Sapphire South:	$658/sq. ft.		Fort Lauderdale:	$545/sq. ft.
Fort Lauderdale:	$545/sq. ft.		Broward:	$345/sq. ft.

Inventory for Sale

Sapphire South	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sapphire South	64 days

Fort Lauderdale	84 days
Broward	72 days