

# Unit 305 - Sapphire North

305 - 2831 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10445234  
 Status: Active  
 Size: 1,888 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View:  
 Rental Price: \$7,500  
 List PPSF: \$4  
 Valuated Price: \$1,507,000  
 Valuated PPSF: \$761

*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.*

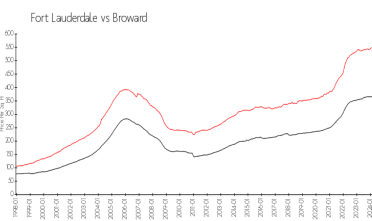
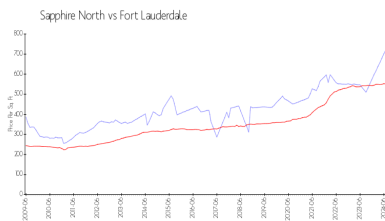
## Building Information

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

## Building Association Information

Sapphire Fort Lauderdale Condo Association  
 (954) 537-1837

## Market Information



Sapphire North: \$744/sq. ft.      Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Sapphire North: 3%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Sapphire North: 99 days  
 Fort Lauderdale: 84 days  
 Broward: 72 days

