

# Unit S506 - Auberge Residences (North & South)

S506 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10447368
Status:	Active
Size:	2,661 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	Intracoastal View, Ocean View, Other View
List Price:	\$4,895,000
List PPSF:	\$1,840
Valuated Price:	\$4,419,000
Valuated PPSF:	\$1,661

*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:	19
Building inventory for sale:	11%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

## Building Association Information

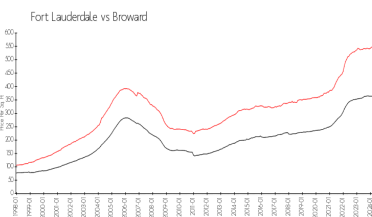
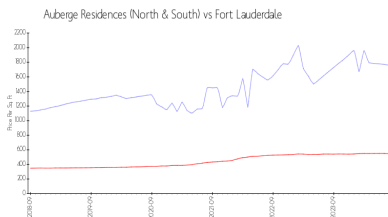
Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S303	2,787 sq ft	Aug 2024	\$3,500,000	\$1,256
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

## Market Information



Auberge Residences \$1760/sq. ft.  
 (North & South):

Fort Lauderdale: \$545/sq. ft.

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Broward: \$345/sq. ft.

## Inventory for Sale



Auberge Residences (North & South)	11%
Fort Lauderdale	5%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Auberge Residences (North & South)	204 days
Fort Lauderdale	84 days
Broward	72 days