

# Unit 505 - Vue Residences South

505 - 2001 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10457809  
 Status: Active  
 Size: 1,382 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View: Ocean View,Pool Area View  
 List Price: \$725,000  
 List PPSF: \$525  
 Valuated Price: \$692,000  
 Valuated PPSF: \$501

*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: 79  
 Number of active listings for rent: 3  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

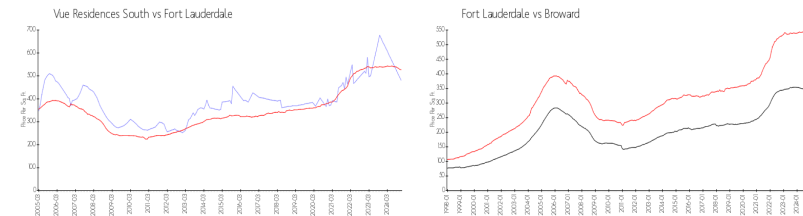
Vue Condominium Association  
 954-369-3349

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,685 sq ft	Nov 2024	\$950,000	\$564
1004	1,397 sq ft	Apr 2024	\$712,500	\$510

## Market Information



Vue Residences South:	\$483/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Vue Residences South: 1%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Vue Residences South: 122 days  
 Fort Lauderdale: 89 days



Broward

78 days