

Unit S906 - Auberge Residences (North & South)

S906 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: F10462580
 Status: Active
 Size: 2,792 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Ocean View,Direct Ocean,Pool Area View
 List Price: \$4,500,000
 List PPSF: \$1,612
 Valuated Price: \$4,425,000
 Valuated PPSF: \$1,663

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: 33
 Building inventory for sale: 19%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

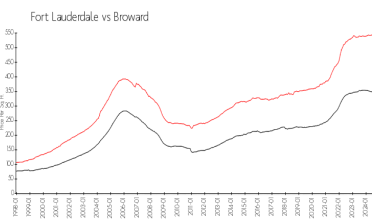
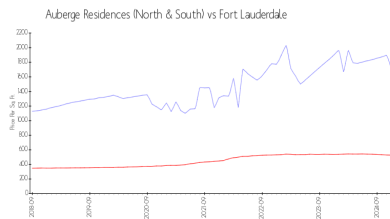
Auberge Beach Residences
 Address: 2200 N Ocean Blvd,
 Fort Lauderdale, FL 33305
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N704	1,895 sq ft	Jan 2025	\$2,875,000	\$1,517
S1501	3,500 sq ft	Nov 2024	\$6,495,000	\$1,856
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

Market Information



Auberge Residences \$1696/sq. ft.
 (North & South):

Fort Lauderdale: \$527/sq. ft.

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Broward: \$334/sq. ft.

Inventory for Sale

Auberge Residences (North & South) 19%



Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	164 days
Fort Lauderdale	89 days
Broward	78 days