

# Unit 506 - Sapphire South

506 - 2821 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10462721  
 Status: Active  
 Size: 1,274 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Valet Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$874,900  
 List PPSF: \$687  
 Valuated Price: \$785,000  
 Valuated PPSF: \$590

*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: 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

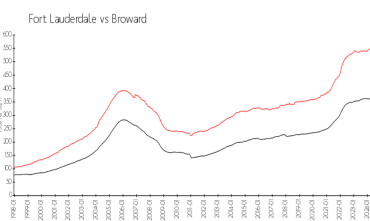
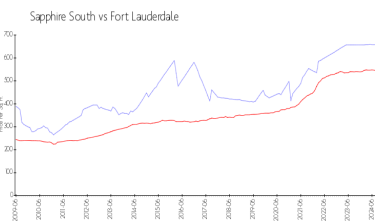
## Building Association Information

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:	\$624/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/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: 86 days  
 Broward: 74 days

