

Unit S501 - Auberge Residences (North & South)

S501 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10466007
Status:	Active
Size:	3,500 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	Ocean View, Direct Ocean
List Price:	\$6,500,000
List PPSF:	\$1,857
Valuated Price:	\$5,275,000
Valuated PPSF:	\$1,598

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:	32
Building inventory for sale:	18%
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

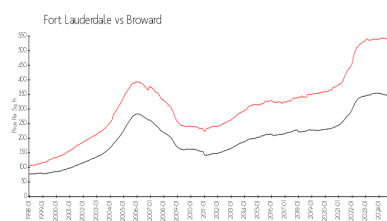
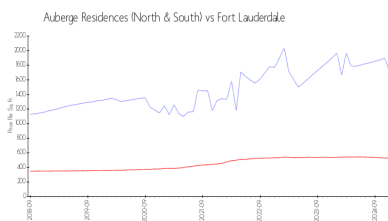
Auberge Beach Residences
 Address: 2200 N Ocean Blvd,
 Fort Lauderdale, FL 33305
 Phone: +1 754-900-4068

<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