

# Unit N1501 - Auberge Residences (North & South)

N1501 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10468252
Status:	Active
Size:	3,422 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	Intracoastal View, Direct Ocean, Pool Area View
List Price:	\$6,995,000
List PPSF:	\$2,044
Valuated Price:	\$5,711,000
Valuated PPSF:	\$1,765

*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

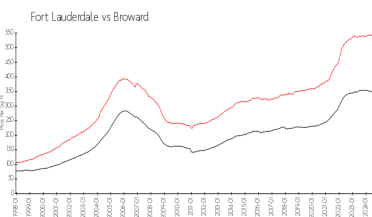
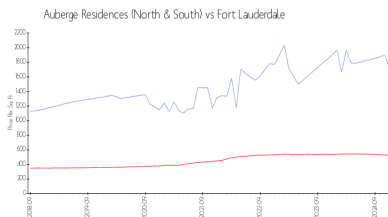
Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<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 (North & South):	\$1696/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	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