

Unit 403 - Vue Residences North

403 - 2011 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10509530
Status:	Active
Size:	890 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$495,000
List PPSF:	\$556
Valuated Price:	\$415,000
Valuated PPSF:	\$466

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:	78
Number of active listings for rent:	8
Number of active listings for sale:	4
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

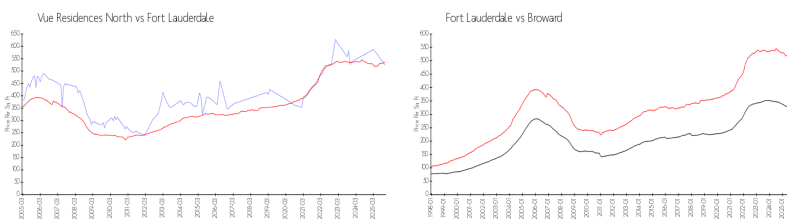
Vue Condominium Association
954-369-3349

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,685 sq ft	Mar 2025	\$1,100,000	\$653

Market Information



Vue Residences North:	\$525/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Vue Residences North	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Vue Residences North	110 days
Fort Lauderdale	101 days
Broward	88 days

