

# Unit S2004 - Auberge Residences (North & South)

S2004 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10525014
Status:	Active
Size:	3,595 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$7,500,000
List PPSF:	\$2,086
Valuated Price:	\$6,075,000
Valuated PPSF:	\$1,690

*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:	27
Building inventory for sale:	15%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

## Building Association Information

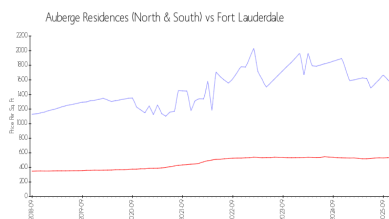
Auberge Beach Residences  
Address: 2200 N Ocean Blvd,  
Fort Lauderdale, FL 33305  
Phone: +1 754-900-4068

<https://aubergebeach.com/>

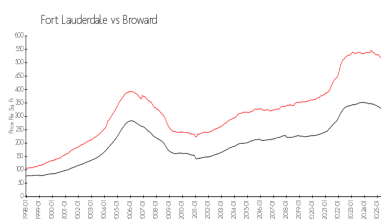
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S506	2,661 sq ft	Dec 2025	\$4,250,000	\$1,597
N1102	2,219 sq ft	Sep 2025	\$4,200,000	\$1,893
S1804	3,500 sq ft	Sep 2025	\$4,460,000	\$1,274
N207	1,745 sq ft	Jun 2025	\$2,175,000	\$1,246
S405	1,355 sq ft	Jun 2025	\$1,950,000	\$1,439

## Market Information



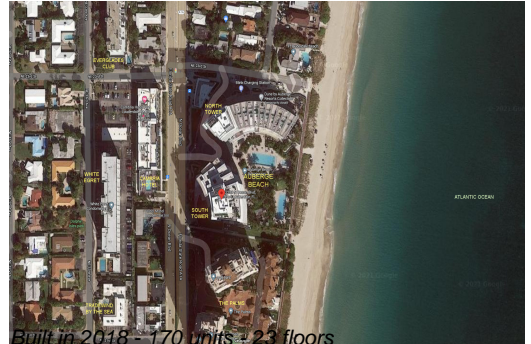
Auberge Residences \$1545/sq. ft.  
(North & South):  
Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Auberge Residences (North & South)	16%
Fort Lauderdale	4%



Broward 4%

**Avg. Time to Close Over Last 12 Months**

Auberge Residences (North & South)	122 days
Fort Lauderdale	100 days
Broward	88 days