

Unit N403 - Auberge Residences (North & South)

N403 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10527476
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$2,795,000
List PPSF:	\$1,495
Valuated Price:	\$2,753,000
Valuated PPSF:	\$1,441

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

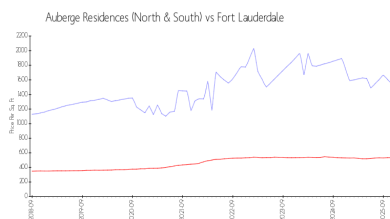
Auberge Beach Residences
Address: 2200 N Ocean Blvd,
Fort Lauderdale, FL 33305
Phone: +1 754-900-4068

<https://aubergebeach.com/>

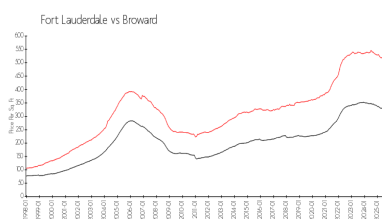
Recent Sales

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



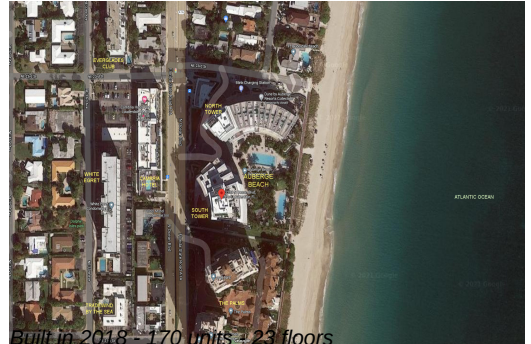
Auberge Residences \$1545/sq. ft.
(North & South):
Fort Lauderdale: \$535/sq. ft.



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