

Unit 504 - Sapphire North

504 - 2831 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10533417
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,070,000
List PPSF:	\$656
Valuated Price:	\$886,000
Valuated PPSF:	\$521

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:	86
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

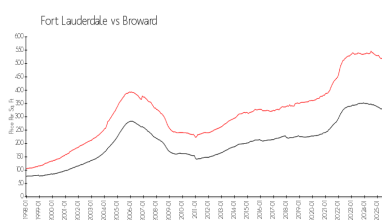
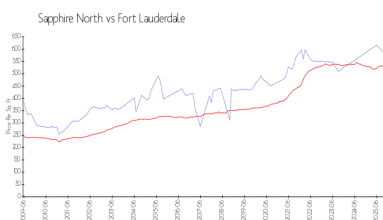
Sapphire Fort Lauderdale Condo Association
(954) 537-1837

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH2N	1,573 sq ft	Jun 2025	\$1,030,000	\$655
907N	1,468 sq ft	Feb 2025	\$1,050,000	\$715

Market Information



Sapphire North:	\$574/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Sapphire North	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sapphire North	205 days
Fort Lauderdale	101 days
Broward	88 days

