

# Unit 302 - Vue Residences North

302 - 2011 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10535906  
 Status: Active  
 Size: 1,267 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$624,900  
 List PPSF: \$493  
 Valuated Price: \$597,000  
 Valuated PPSF: \$471

*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

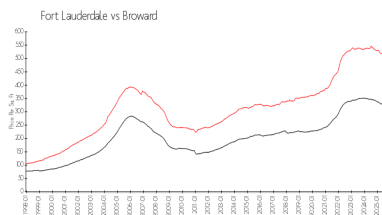
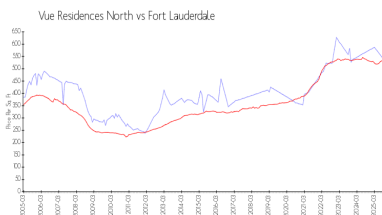
Vue Condominium Association  
 954-369-3349

<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	95 days
Fort Lauderdale	100 days
Broward	88 days

