

# Unit 1406 - Vue Residences North

1406 - 2011 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10548359  
 Status: Active  
 Size: 1,268 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Attached, Attached Garage, Garage, Garage Door Opener, Under Building  
 View: Ocean  
 List Price: \$833,900  
 List PPSF: \$658  
 Valuated Price: \$709,000  
 Valuated PPSF: \$559

*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: 6  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

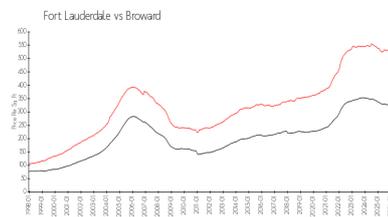
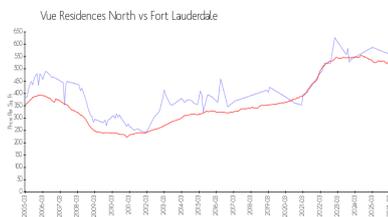
Vue Condominium Association  
 954-369-3349

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1601N	1,686 sq ft	Mar 2026	\$1,100,000	\$652

## Market Information



Vue Residences North:	\$560/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Vue Residences North	8%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months

Vue Residences North	105 days
Fort Lauderdale	103 days



Broward

89 days