

# Unit 705 - Vue Residences North

705 - 2011 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11531107  
 Status: Active  
 Size: 1,685 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,200,000  
 List PPSF: \$712  
 Valuated Price: \$1,140,000  
 Valuated PPSF: \$677

*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: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

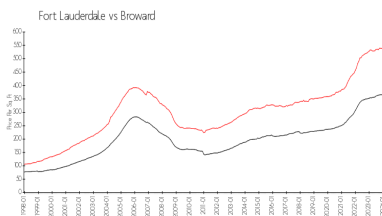
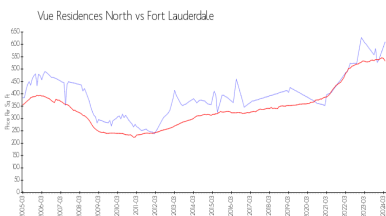
Vue Condominium Association  
 954-369-3349

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	1,685 sq ft	Dec 2023	\$1,100,000	\$653
306N	1,268 sq ft	Nov 2023	\$600,000	\$473
805	1,685 sq ft	Oct 2023	\$1,100,000	\$653
1604	1,397 sq ft	Sep 2023	\$780,000	\$558
1501	1,686 sq ft	Jun 2023	\$975,000	\$578

## Market Information



Vue Residences North: \$609/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Vue Residences North: 3%  
 Fort Lauderdale: 4%



Broward

4%

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

Vue Residences North

51 days

Fort Lauderdale

76 days

Broward

67 days