Unit S706 - Auberge Residences (North & South)

S706 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

 MLS Number:
 F10427199

 Status:
 Active

 Size:
 2,792 Sq ft.

Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1

Parking Spaces: 2 Or More Spaces, Covered Parking, Valet

Parking

View: Ocean View, Direct Ocean, Other View

 List Price:
 \$4,495,000

 List PPSF:
 \$1,610

 Valuated Price:
 \$4,582,000

 Valuated PPSF:
 \$1,722

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.



Number of units: 170
Number of active listings for rent: 0
Number of active listings for sale: 21
Building inventory for sale: 12%
Number of sales over the last 12 months: 20
Number of sales over the last 6 months: 10
Number of sales over the last 3 months: 4

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
S2201	5,054 sq ft	Apr 2024	\$10,104,000	\$1,999
S1805-1806	4,251 sq ft	Mar 2024	\$7,150,000	\$1,682
S1803	2,787 sq ft	Feb 2024	\$4,700,000	\$1,686
S905	1,350 sq ft	Jan 2024	\$2,485,000	\$1,841
S306	2,776 sq ft	Nov 2023	\$2,850,000	\$1,027

Market Information



Auberge Residences \$1791/sq. ft.

(North & South):

Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale vs Broward

Broward: \$351/sq. ft.





Inventory for Sale

Auberge Residences (North & South) 12% Fort Lauderdale 4% Broward 4%

Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	163 days
Fort Lauderdale	76 days
Broward	67 days