

Unit 1104 - Sapphire North

1104 - 2831 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10433762
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	Ocean View
List Price:	\$1,390,000
List PPSF:	\$853
Valuated Price:	\$1,261,000
Valuated PPSF:	\$742

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

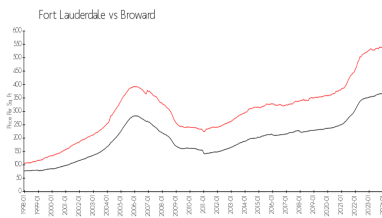
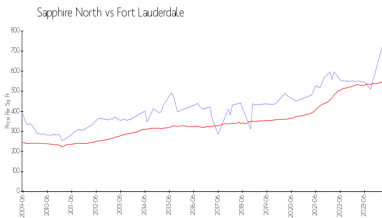
Building Association Information

Sapphire Fort Lauderdale Condo Association
(954) 537-1837

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102N	1,274 sq ft	Jan 2024	\$1,075,000	\$844
PH5N	2,680 sq ft	Dec 2023	\$2,150,000	\$802
208N	1,550 sq ft	Sep 2023	\$800,000	\$516
207N	1,468 sq ft	Jun 2023	\$805,000	\$548

Market Information



Sapphire North:	\$770/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Sapphire North	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sapphire North	95 days
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Fort Lauderdale
Broward

76 days
67 days