

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:	\$1,320,000
List PPSF:	\$810
Valuated Price:	\$1,228,000
Valuated PPSF:	\$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.

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

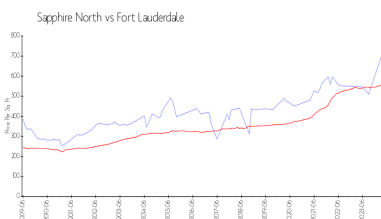
Building Association Information

Sapphire Fort Lauderdale Condo Association
(954) 537-1837

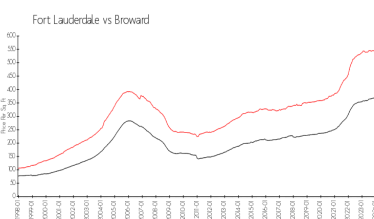
Recent Sales

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: \$750/sq. ft.
Fort Lauderdale: \$550/sq. ft.



Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Sapphire North	2%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Sapphire North	95 days
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Fort Lauderdale
Broward

78 days
68 days