

# Unit S-3B - Shore Club Tower 1 (South)

S-3B - 1901 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11531873
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Electric Vehicle Charging Station, Guest Parking, Parking-Under Building
View:	
List Price:	\$399,000
List PPSF:	\$266
Valuated Price:	\$590,000
Valuated PPSF:	\$393

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:	95
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	10%
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:	1

## Building Association Information

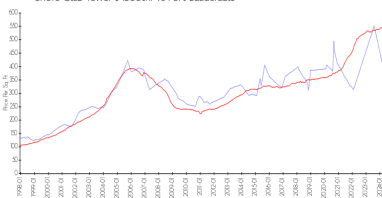
Shore Club Condominium Association  
954-561-2623

## Recent Sales

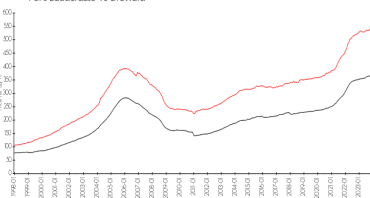
Unit #	Size	Closing Date	Sale Price	PPSF
16C	1,500 sq ft	Aug 2023	\$850,000	\$567
14B	1,500 sq ft	Jun 2023	\$649,900	\$433
8F	1,500 sq ft	Jun 2023	\$665,000	\$443

## Market Information

Shore Club Tower 1 (South) vs Fort Lauderdale



Fort Lauderdale vs Broward



Shore Club Tower 1 (South):	\$396/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Shore Club Tower 1 (South)	11%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Shore Club Tower 1 (South)  
Fort Lauderdale  
Broward

43 days  
75 days  
67 days