

# Unit 706 - Le Club International

706 - 2845 NE 9 St, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11550660
Status:	Active
Size:	2,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,475,000
List PPSF:	\$561
Valuated Price:	\$1,417,000
Valuated PPSF:	\$539

*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:	65
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

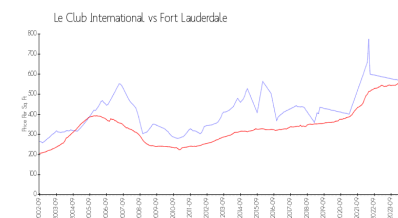
## Building Association Information

Le Club International Condominiums  
(954) 568-0192

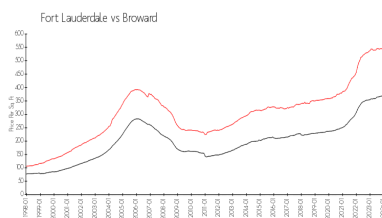
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	2,630 sq ft	May 2024	\$1,000,000	\$380
1101	2,095 sq ft	Jan 2024	\$1,585,000	\$757

## Market Information



Le Club International: \$563/sq. ft.  
Fort Lauderdale: \$550/sq. ft.



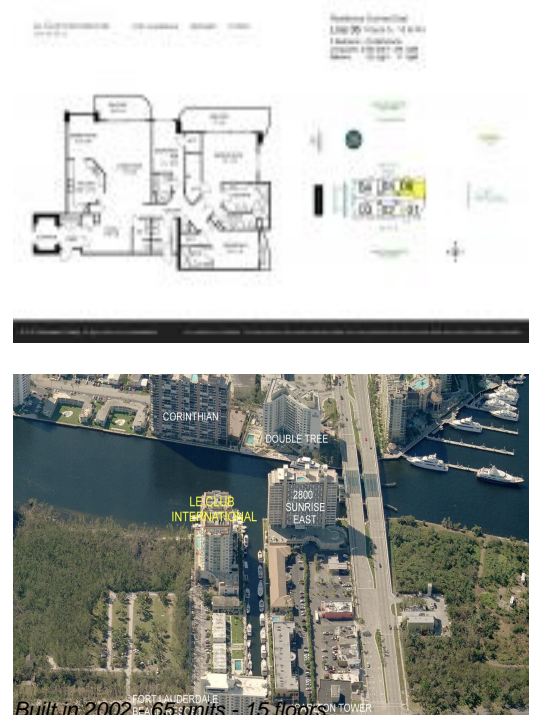
Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Le Club International	5%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Le Club International	179 days
Fort Lauderdale	79 days



Broward

68 days