

# Unit S-8B - Shore Club Tower 1 (South)

S-8B - 1901 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11702688  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$835,000  
 List PPSF: \$557  
 Valuated Price: \$788,000  
 Valuated PPSF: \$525

*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: 11  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

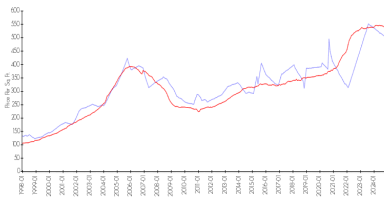
Shore Club Condominium Association  
 954-561-2623

## Recent Sales

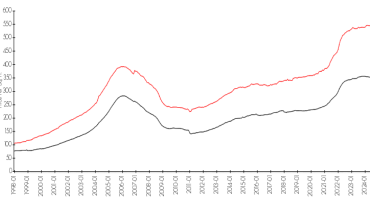
Unit #	Size	Closing Date	Sale Price	PPSF
3B	1,500 sq ft	Jun 2024	\$280,000	\$187
9E	1,500 sq ft	May 2024	\$900,000	\$600

## Market Information

Shore Club Tower 1 (South) vs Fort Lauderdale



Fort Lauderdale vs Broward



Shore Club Tower 1 (South):	\$504/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Shore Club Tower 1 (South)	12%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Shore Club Tower 1 (South)	58 days
Fort Lauderdale	89 days
Broward	76 days

