

# Unit 1605 - Q Club

1605 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10359550
Status:	Active
Size:	906 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$350,000
List PPSF:	\$386
Valuated Price:	\$348,000
Valuated PPSF:	\$384

*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:	333
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

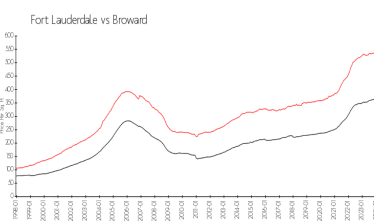
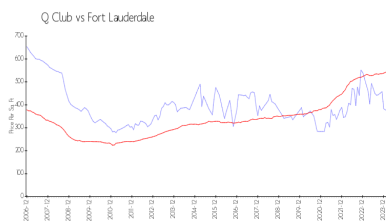
## Building Association Information

Q Club Condominium  
(954) 561-1544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2406	906 sq ft	Mar 2024	\$345,000	\$381
2106	906 sq ft	Mar 2024	\$330,000	\$364
813	868 sq ft	Dec 2023	\$350,000	\$403
1107	584 sq ft	Nov 2023	\$265,000	\$454
1809	584 sq ft	Aug 2023	\$325,000	\$557

## Market Information

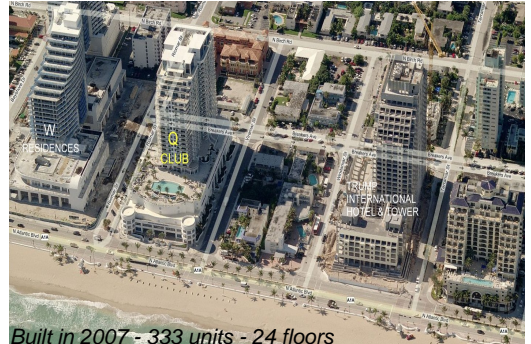


Q Club:	\$368/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Q Club	8%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Q Club  
Fort Lauderdale  
Broward

95 days  
75 days  
66 days