

# Unit PH2400 - Q Club

PH2400 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10366645
Status:	Active
Size:	2,160 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Intracoastal View, Direct Ocean
List Price:	\$1,200,000
List PPSF:	\$556
Valuated Price:	\$1,062,000
Valuated PPSF:	\$492

*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:	31
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

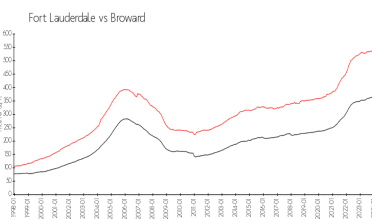
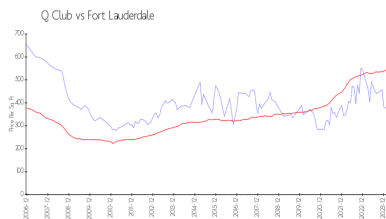
## Building Association Information

Q Club Condominium  
(954) 561-1544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2410	533 sq ft	Apr 2024	\$252,000	\$473
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

## Market Information

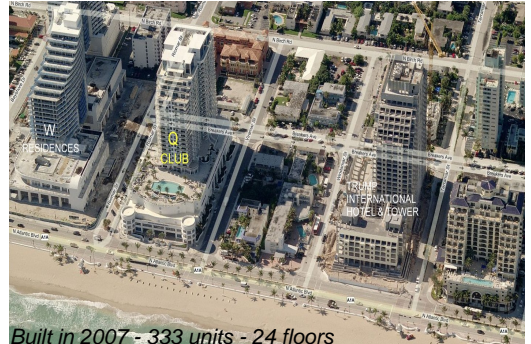


Q Club:	\$368/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Q Club	9%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Q Club  
Fort Lauderdale  
Broward

120 days  
76 days  
66 days