

Unit 2501 - Q Club

2501 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10371617
 Status: Active
 Size: 1,308 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Valet Parking
 View: Intracoastal View, Ocean View, Direct Ocean
 List Price: \$725,000
 List PPSF: \$554
 Valuated Price: \$484,000
 Valuated PPSF: \$370

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

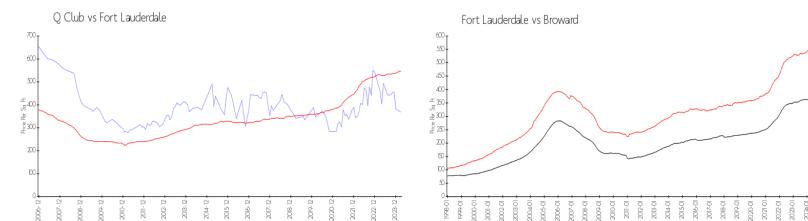
Building Association Information

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

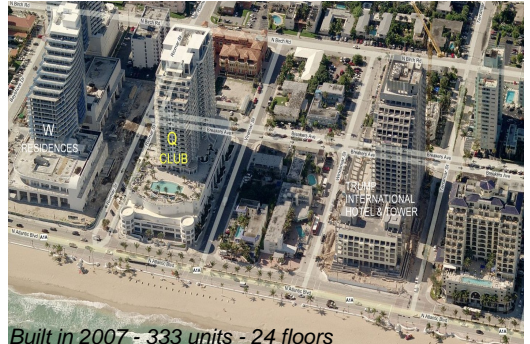


Q Club: \$368/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Broward: \$349/sq. ft.

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