

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:	\$551,000
Valuated PPSF:	\$421

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

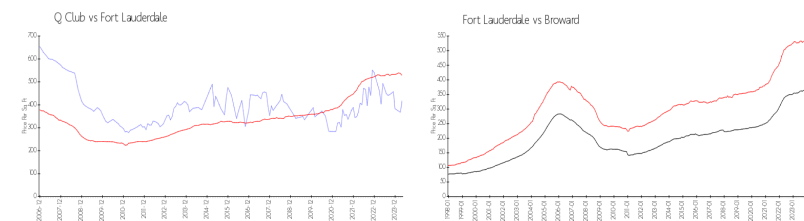
Building Association Information

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

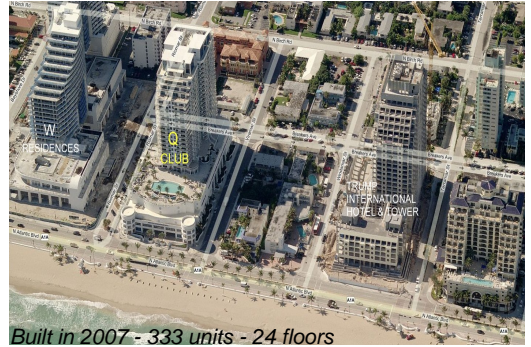


Q Club:	\$418/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

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
67 days