

# Unit 2508 - Q Club

2508 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10418650  
 Status: Active  
 Size: 533 Sq ft.  
 Bedrooms: 0  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$299,000  
 List PPSF: \$561  
 Valuated Price: \$266,000  
 Valuated PPSF: \$499

*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: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

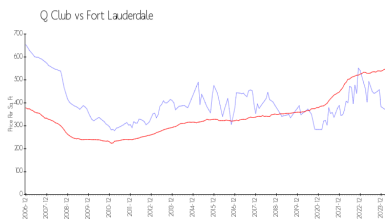
## Building Association Information

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

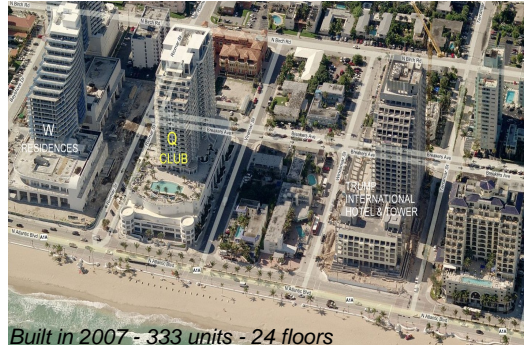


Q Club: \$418/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Q Club: 9%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Q Club  
Fort Lauderdale  
Broward

123 days  
76 days  
67 days