

Unit E-3A - Shore Club Tower 2 (North)

E-3A - 1905 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10425033
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Parking-Under Building
View:	Other View
List Price:	\$750,000
List PPSF:	\$500
Valuated Price:	\$683,000
Valuated PPSF:	\$455

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:	96
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

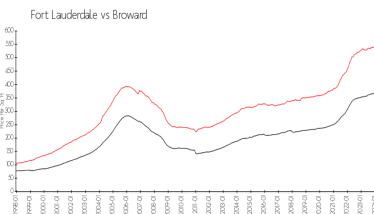
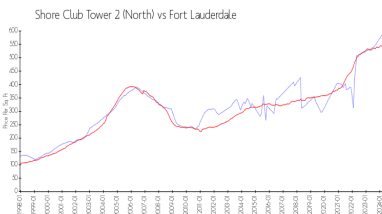
Building Association Information

Shore Club Condominium Association
954-561-2623

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8B	1,500 sq ft	Jan 2024	\$830,000	\$553
4A	1,500 sq ft	Aug 2023	\$600,000	\$400
9C	1,500 sq ft	Aug 2023	\$810,000	\$540

Market Information

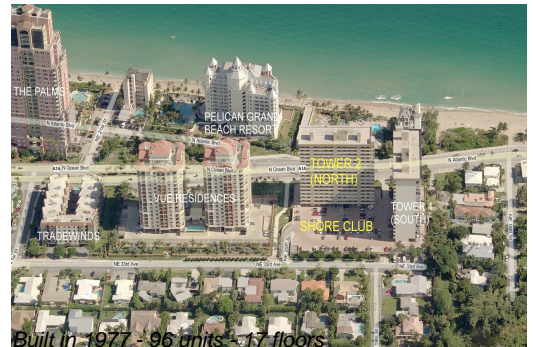


Shore Club Tower 2 (North):	\$593/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Shore Club Tower 2 (North)	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Shore Club Tower 2 (North)
Fort Lauderdale
Broward

56 days
76 days
67 days