

Unit 26C - Portside Yacht Club

26C - 1-40 Port side Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10439422
Status:	Active
Size:	2,226 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Fee Simple Garage, Guest Parking
View:	Canal, Intracoastal View
List Price:	\$1,699,000
List PPSF:	\$763
Valuated Price:	\$1,496,000
Valuated PPSF:	\$672

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:	39
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

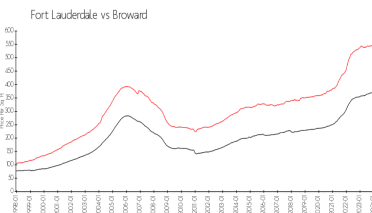
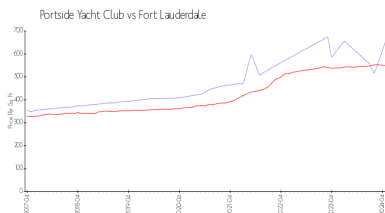
Building Association Information

Portside Yacht Club
 Address: 37 Portside Dr,
 Fort Lauderdale, FL 33316

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,530 sq ft	May 2024	\$1,700,000	\$672
29B	2,530 sq ft	Mar 2024	\$1,700,000	\$672
3	2,226 sq ft	Feb 2024	\$1,150,000	\$517
	2,226 sq ft	Jul 2023	\$1,460,000	\$656

Market Information



Portside Yacht Club: \$672/sq. ft.
 Fort Lauderdale: \$549/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Portside Yacht Club	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Portside Yacht Club
Fort Lauderdale
Broward

78 days
80 days
69 days