

# Unit 1008 - Q Club

1008 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10443623  
 Status: Active  
 Size: 533 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View: Direct Ocean  
 List Price: \$225,000  
 List PPSF: \$422  
 Valuated Price: \$200,000  
 Valuated PPSF: \$375

*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: 49  
 Building inventory for sale: 14%  
 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: 1

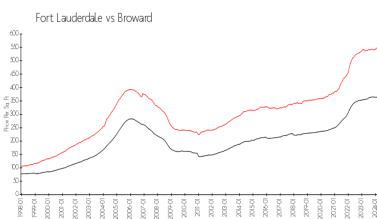
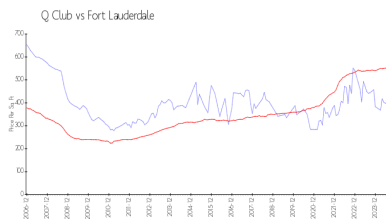
## Building Association Information

Q Club Condominium  
 (954) 561-1544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	533 sq ft	Jul 2024	\$205,000	\$385
818	1,028 sq ft	Jun 2024	\$495,000	\$482
1001	1,308 sq ft	May 2024	\$587,500	\$449
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

## Market Information

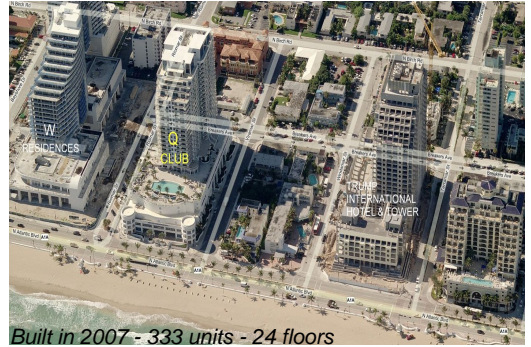


Q Club: \$364/sq. ft.      Fort Lauderdale: \$545/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.      Broward: \$345/sq. ft.

## Inventory for Sale

Q Club: 15%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Q Club  
Fort Lauderdale  
Broward

146 days  
84 days  
72 days