

Unit 804 - Le Club International

804 - 2845 NE 9 St, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10446082
Status:	Active
Size:	2,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View,Water View
List Price:	\$1,395,000
List PPSF:	\$530
Valuated Price:	\$1,404,000
Valuated PPSF:	\$534

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:	65
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

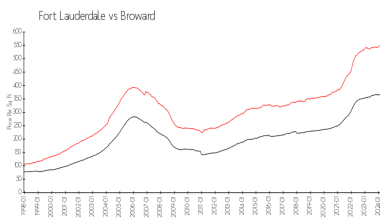
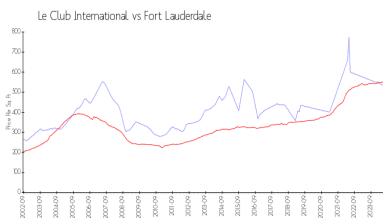
Building Association Information

Le Club International Condominiums
(954) 568-0192

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	2,630 sq ft	May 2024	\$1,000,000	\$380
1101	2,095 sq ft	Jan 2024	\$1,585,000	\$757

Market Information



Le Club International: \$530/sq. ft.
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale

Le Club International	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Le Club International	179 days
Fort Lauderdale	84 days



Broward

72 days