

Unit 705 - Q Club

705 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | F10450958 |
| Status: | Active |
| Size: | 906 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | Ocean View |
| List Price: | \$289,000 |
| List PPSF: | \$319 |
| Valuated Price: | \$321,000 |
| Valuated PPSF: | \$354 |

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

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|--|-----|
| Number of units: | 333 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 48 |
| Building inventory for sale: | 14% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

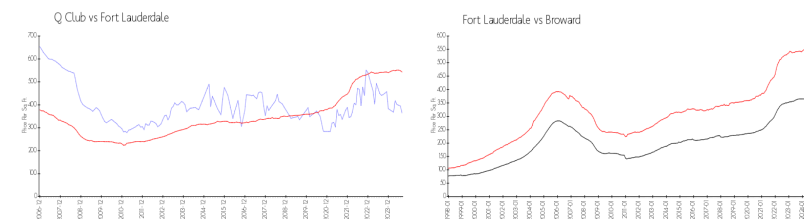
Building Association Information

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: | \$372/sq. ft. | Fort Lauderdale: | \$543/sq. ft. |
| Fort Lauderdale: | \$543/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|-----|
| Q Club | 14% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Q Club | 146 days |
| Fort Lauderdale | 84 days |
| Broward | 72 days |

