

# Unit E-TH-E - Shore Club Tower 2 (North)

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

## Unit Information

MLS Number: F10454657  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Direct Ocean  
 List Price: \$735,000  
 List PPSF: \$490  
 Valuated Price: \$865,000  
 Valuated PPSF: \$577

*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: 4  
 Building inventory for sale: 4%  
 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

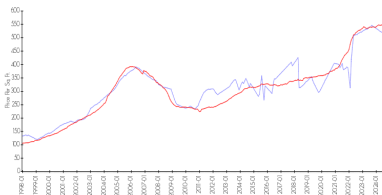
Shore Club Condominium Association  
 954-561-2623

## Recent Sales

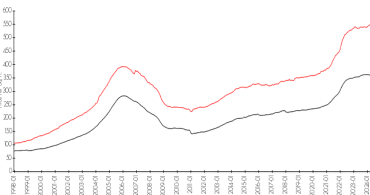
Unit #	Size	Closing Date	Sale Price	PPSF
THD	1,500 sq ft	Jul 2024	\$885,000	\$590
8B	1,500 sq ft	Jan 2024	\$830,000	\$553

## Market Information

Shore Club Tower 2 (North) vs Fort Lauderdale



Fort Lauderdale vs Broward



Shore Club Tower 2 (North):	\$555/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Shore Club Tower 2 (North)	92 days
Fort Lauderdale	86 days
Broward	74 days

