

# Unit 712 - Q Club

712 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10461581  
 Status: Active  
 Size: 533 Sq ft.  
 Bedrooms: 0  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$252,000  
 List PPSF: \$473  
 Valuated Price: \$146,000  
 Valuated PPSF: \$274

*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: 47  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

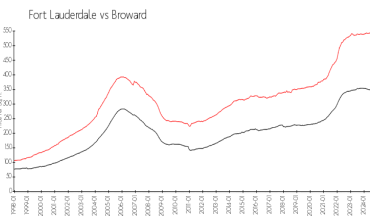
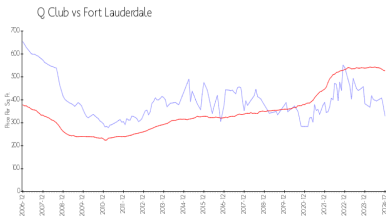
## Building Association Information

Q Club Condominium  
 (954) 561-1544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	906 sq ft	Jan 2025	\$212,500	\$235
1413	868 sq ft	Dec 2024	\$320,000	\$369
810	533 sq ft	Oct 2024	\$206,000	\$386
1107	584 sq ft	Oct 2024	\$275,000	\$471
1806	906 sq ft	Oct 2024	\$300,000	\$331
2509	584 sq ft	Oct 2024	\$278,000	\$476

## Market Information



Q Club: \$333/sq. ft.      Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Q Club: 14%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Q Club: 116 days  
 Fort Lauderdale: 90 days  
 Broward: 78 days

