

# Unit 2216 - Q Club

2216 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10472262  
 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: \$269,000  
 List PPSF: \$505  
 Valuated Price: \$182,000  
 Valuated PPSF: \$341

*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: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

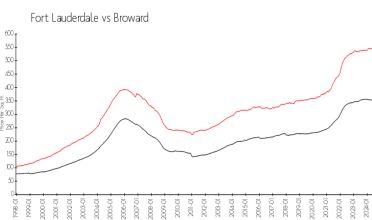
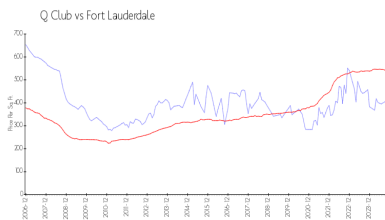
## Building Association Information

Q Club Condominium  
 (954) 561-1544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$357/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/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: 125 days  
 Fort Lauderdale: 89 days  
 Broward: 76 days

