

# Unit S-PH-B - Shore Club Tower 1 (South)

S-PH-B - 1901 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: RX-10950266  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Under Building  
 View: City, Intracoastal, Ocean, Preserve, River  
 List Price: \$889,000  
 List PPSF: \$593  
 Valuated Price: \$685,000  
 Valuated PPSF: \$457

*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: 95  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

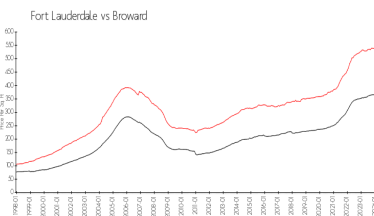
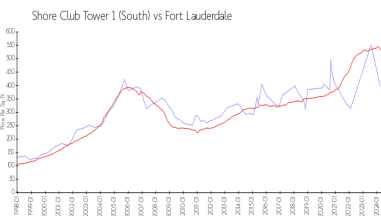
## Building Association Information

Shore Club Condominium Association  
 954-561-2623

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
16C	1,500 sq ft	Aug 2023	\$850,000	\$567
14B	1,500 sq ft	Jun 2023	\$649,900	\$433
8F	1,500 sq ft	Jun 2023	\$665,000	\$443

## Market Information



Shore Club Tower 1 (South): \$396/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Shore Club Tower 1 (South): 11%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Shore Club Tower 1 (South): 43 days



Fort Lauderdale  
Broward

75 days  
67 days