

Unit E-6A - Shore Club Tower 2 (North)

E-6A - 1905 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10431446 |
| Status: | Active |
| Size: | 1,500 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Ocean View,Direct Ocean |
| List Price: | \$830,000 |
| List PPSF: | \$553 |
| Valuated Price: | \$704,000 |
| Valuated PPSF: | \$469 |

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: | 96 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

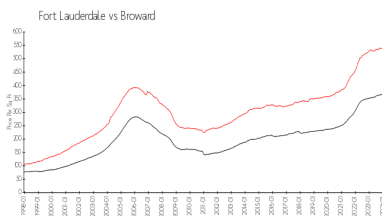
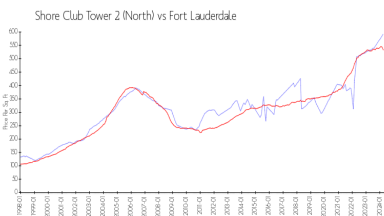
Building Association Information

Shore Club Condominium Association
954-561-2623

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 8B | 1,500 sq ft | Jan 2024 | \$830,000 | \$553 |
| 4A | 1,500 sq ft | Aug 2023 | \$600,000 | \$400 |
| 9C | 1,500 sq ft | Aug 2023 | \$810,000 | \$540 |

Market Information



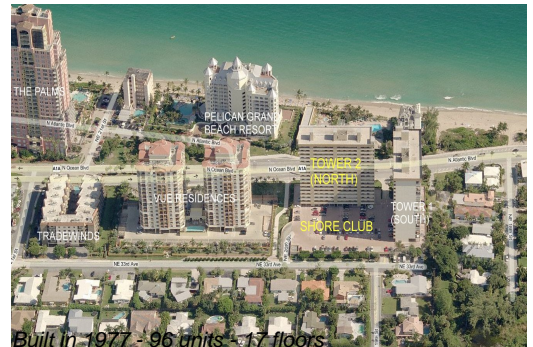
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|-----------------------------|---------------|------------------|---------------|
| Shore Club Tower 2 (North): | \$593/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|---------|
| Shore Club Tower 2 (North) | 56 days |
|----------------------------|---------|



Fort Lauderdale
Broward

76 days
67 days