

Unit S-9E - Shore Club Tower 1 (South)

S-9E - 1901 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10431470
Status:	Closed
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Parking-Under Building
View:	Ocean View,Direct Ocean,Other View
List Price:	\$1,047,500
List PPSF:	\$698
Valuated Price:	\$560,000
Valuated PPSF:	\$373

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:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

Shore Club Condominium Association
954-561-2623

Recent Sales

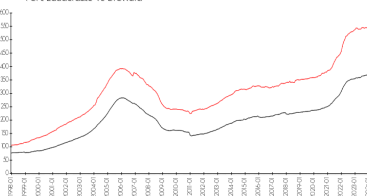
Unit #	Size	Closing Date	Sale Price	PPSF
9E	1,500 sq ft	May 2024	\$900,000	\$600
16C	1,500 sq ft	Aug 2023	\$850,000	\$567
14B	1,500 sq ft	Jun 2023	\$649,900	\$433

Market Information

Shore Club Tower 1 (South) vs Fort Lauderdale



Fort Lauderdale vs Broward



Shore Club Tower 1 (South):	\$392/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Shore Club Tower 1 (South)	9%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Shore Club Tower 1 (South)	50 days
Fort Lauderdale	79 days
Broward	68 days