

# 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:	\$674,000
Valuated PPSF:	\$449

*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

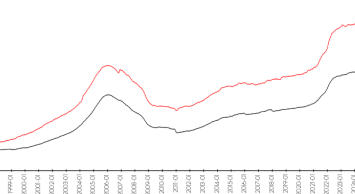
Unit #	Size	Closing Date	Sale Price	PPSF
9E	1,500 sq ft	May 2024	\$900,000	\$600
16C	1,500 sq ft	Aug 2023	\$850,000	\$567
14B	1,500 sq ft	Jun 2023	\$649,900	\$433

## 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
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Fort Lauderdale  
Broward

79 days  
68 days