

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

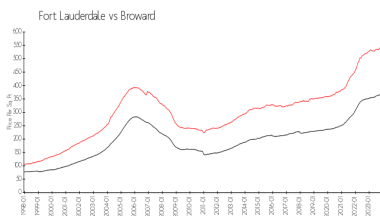
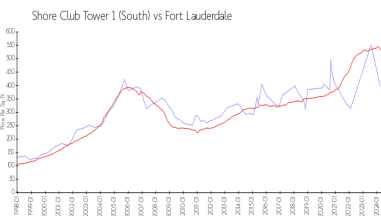
Building Association Information

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



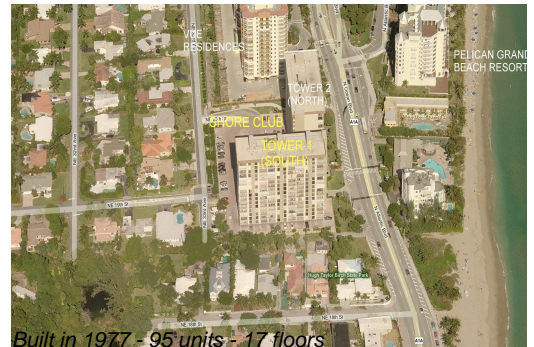
Shore Club Tower 1 (South): \$396/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

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

76 days
67 days