

Unit S-11E - Shore Club Tower 1 (South)

S-11E - 1901 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10405101
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$649,000
List PPSF:	\$433
Valuated Price:	\$572,000
Valuated PPSF:	\$381

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:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
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

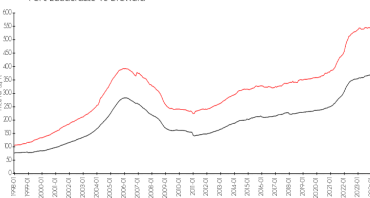
Unit #	Size	Closing Date	Sale Price	PPSF
9E	1,500 sq ft	May 2024	\$900,000	\$600
16C	1,500 sq ft	Aug 2023	\$850,000	\$567
14B	1,500 sq ft	Jun 2023	\$649,900	\$433

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)	8%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Shore Club Tower 1 (South)
Fort Lauderdale
Broward

50 days
78 days
68 days