

Unit 2303 - Q Club

2303 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|------------------------------|
| MLS Number: | F10425654 |
| Status: | Active |
| Size: | 584 Sq ft. |
| Bedrooms: | 0 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Valet Parking |
| View: | Intracoastal View,Ocean View |
| List Price: | \$290,900 |
| List PPSF: | \$498 |
| Valuated Price: | \$261,000 |
| Valuated PPSF: | \$447 |

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: | 333 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 32 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

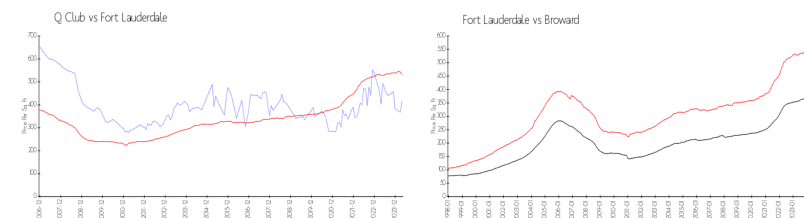
Building Association Information

Q Club Condominium
(954) 561-1544

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 2410 | 533 sq ft | Apr 2024 | \$252,000 | \$473 |
| 2406 | 906 sq ft | Mar 2024 | \$345,000 | \$381 |
| 2106 | 906 sq ft | Mar 2024 | \$330,000 | \$364 |
| 813 | 868 sq ft | Dec 2023 | \$350,000 | \$403 |
| 1107 | 584 sq ft | Nov 2023 | \$265,000 | \$454 |

Market Information

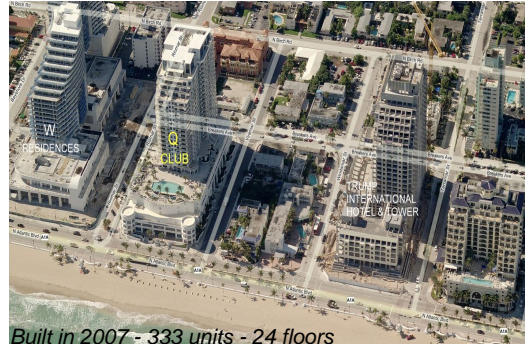


| | | | |
|------------------|---------------|------------------|---------------|
| Q Club: | \$418/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|-----|
| Q Club | 10% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Q Club
Fort Lauderdale
Broward

123 days
76 days
67 days