

# Unit 2004 - Q Club

2004 - 505 N Fort Lauderdale Beach, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10425869
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:	\$279,000
List PPSF:	\$478
Valuated Price:	\$229,000
Valuated PPSF:	\$392

*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

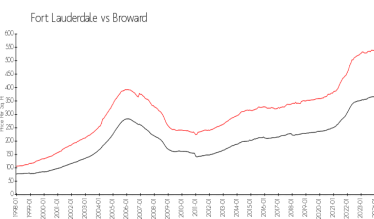
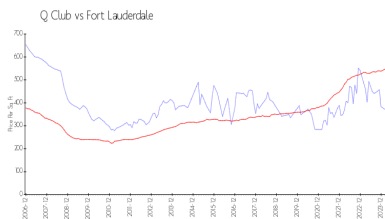
## Building Association Information

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

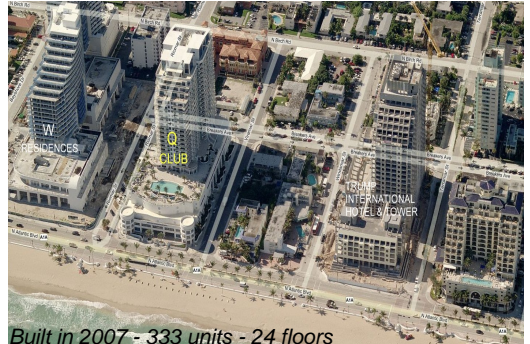
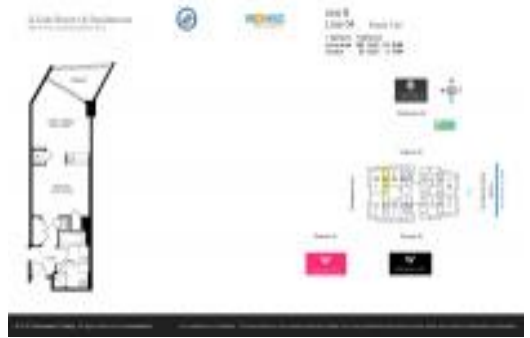


Q Club:	\$418/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## 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