

# Unit E-6A - Shore Club Tower 2 (North)

E-6A - 1905 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10431446
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View,Direct Ocean
List Price:	\$830,000
List PPSF:	\$553
Valuated Price:	\$704,000
Valuated PPSF:	\$469

*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:	96
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

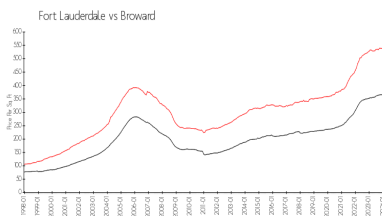
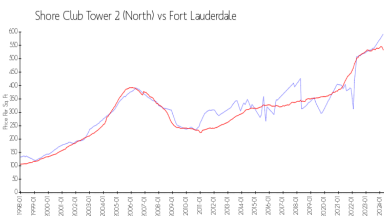
## Building Association Information

Shore Club Condominium Association  
954-561-2623

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8B	1,500 sq ft	Jan 2024	\$830,000	\$553
4A	1,500 sq ft	Aug 2023	\$600,000	\$400
9C	1,500 sq ft	Aug 2023	\$810,000	\$540

## Market Information



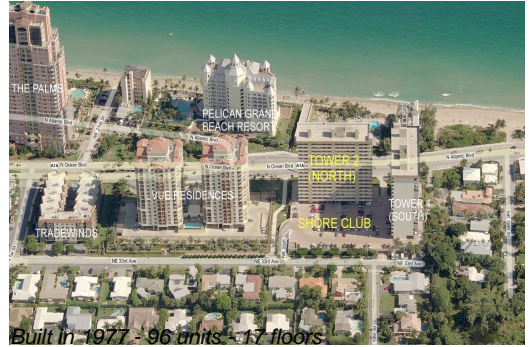
Shore Club Tower 2 (North):	\$593/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Shore Club Tower 2 (North)	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Shore Club Tower 2 (North)	56 days
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Fort Lauderdale  
Broward

79 days  
68 days