

# Unit 206 - Galt Ocean Terrace

206 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11488567  
 Status: Active  
 Size: 1,550 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$529,990  
 List PPSF: \$342  
 Valuated Price: \$529,000  
 Valuated PPSF: \$341

*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: 136  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 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: 1

## Building Association Information

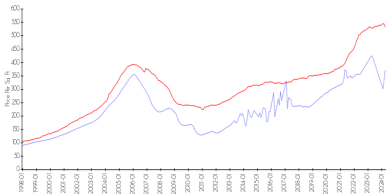
GALT OCEAN TERRACE  
 CONDOMINIUM ASSOCIATION  
 3031 N OCEAN BLVD  
 FORT LAUDERDALE, FL 33308-7334  
 (954) 561-1700

## Recent Sales

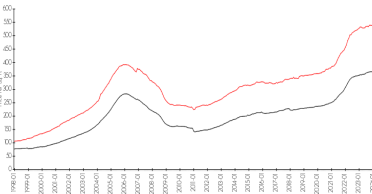
Unit #	Size	Closing Date	Sale Price	PPSF
203	1,031 sq ft	Feb 2024	\$300,000	\$291
708	700 sq ft	Jun 2023	\$270,000	\$386
501	700 sq ft	May 2023	\$280,000	\$400

## Market Information

Galt Ocean Terrace vs Fort Lauderdale



Fort Lauderdale vs Broward



Galt Ocean Terrace: \$372/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

Galt Ocean Terrace 5%  
 Fort Lauderdale 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Galt Ocean Terrace  
Fort Lauderdale  
Broward

106 days  
76 days  
67 days