

# Unit 414 - Galleon

414 - 4100 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11506136
Status:	Active
Size:	2,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Deeded Parking
View:	
List Price:	\$1,395,000
List PPSF:	\$594
Valuated Price:	\$1,036,000
Valuated PPSF:	\$432

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:	213
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

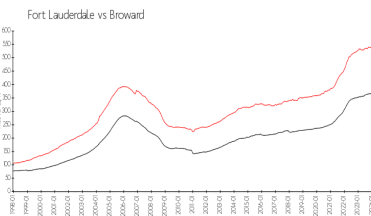
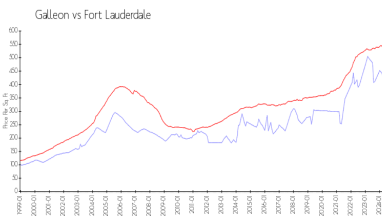
## Building Association Information

Galleon Condominium Apts Inc  
(954) 563-2497

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1204	1,280 sq ft	Mar 2024	\$521,000	\$407
1804	1,320 sq ft	Jan 2024	\$565,000	\$428
1805	1,500 sq ft	Oct 2023	\$660,000	\$440
1803	1,360 sq ft	Aug 2023	\$555,000	\$408
1210	1,950 sq ft	Jun 2023	\$889,000	\$456

## Market Information



Galleon:	\$404/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Galleon	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Galleon  
Fort Lauderdale  
Broward

96 days  
76 days  
67 days