

# Unit 523 - Gallery One

523 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11571602
Status:	Active
Size:	617 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$155,000
List PPSF:	\$251
Valuated Price:	\$167,000
Valuated PPSF:	\$271

*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.*

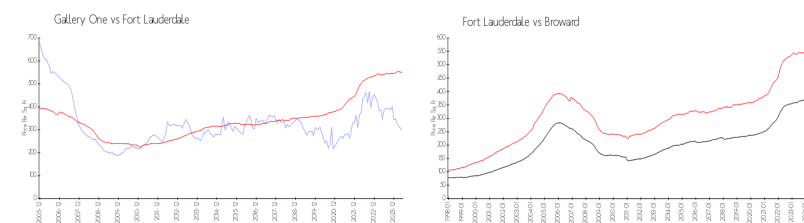
## Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	59
Building inventory for sale:	25%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259
1420	554 sq ft	Apr 2024	\$110,000	\$199
415	586 sq ft	Apr 2024	\$155,000	\$265
1224	639 sq ft	Apr 2024	\$200,000	\$313

## Market Information



Gallery One:	\$298/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Gallery One	26%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Gallery One	129 days
Fort Lauderdale	78 days
Broward	68 days

