

# Unit 23 A - Plaza South

23 A - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10406822
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,500,000
List PPSF:	\$625
Valuated Price:	\$1,279,000
Valuated PPSF:	\$533

*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:	335
Number of active listings for rent:	7
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

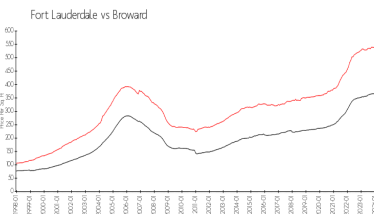
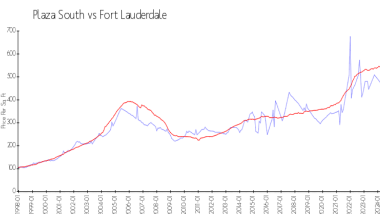
## Building Association Information

Plaza South Association inc  
(954) 565-0777

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH M	1,650 sq ft	Dec 2023	\$940,000	\$570
11A	2,400 sq ft	Oct 2023	\$1,000,000	\$417
25D	1,450 sq ft	Oct 2023	\$730,000	\$503
5L	1,650 sq ft	Oct 2023	\$650,000	\$394
11J	1,650 sq ft	Sep 2023	\$690,000	\$418

## Market Information

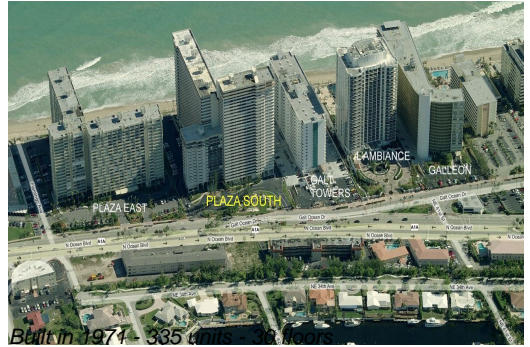


Plaza South: \$470/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

Plaza South	3%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Plaza South	75 days
Fort Lauderdale	76 days
Broward	67 days