

# Unit 807 - Ocean Summit

807 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10418014
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Open Space Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$449,000
List PPSF:	\$516
Valuated Price:	\$354,000
Valuated PPSF:	\$377

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:	228
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

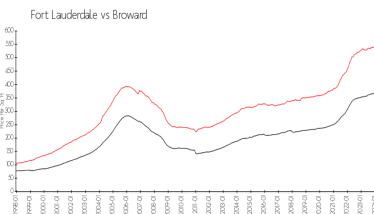
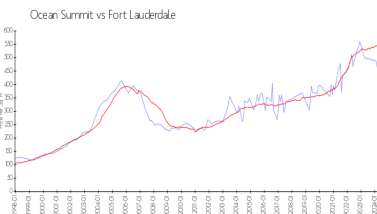
## Building Association Information

Ocean Summit Association inc  
(954) 565-6696 & (954) 568-9946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,520 sq ft	May 2024	\$675,000	\$444
403	1,520 sq ft	Apr 2024	\$668,000	\$439
209	850 sq ft	Feb 2024	\$335,000	\$394
316	940 sq ft	Feb 2024	\$336,000	\$357
1208	870 sq ft	Dec 2023	\$350,000	\$402
1515	850 sq ft	Dec 2023	\$335,000	\$394

## Market Information

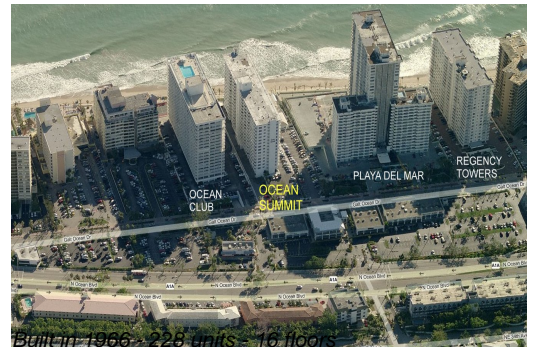


Ocean Summit: \$445/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Ocean Summit	4%
Fort Lauderdale	4%
Broward	4%



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

Ocean Summit	95 days
Fort Lauderdale	76 days
Broward	67 days