

Unit 304 - Regency South

304 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10420742
 Status: Active Under Contract
 Size: 980 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Open Space Parking
 View: Ocean View
 List Price: \$449,000
 List PPSF: \$458
 Valuated Price: \$400,000
 Valuated PPSF: \$337

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: 203
 Number of active listings for rent: 5
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

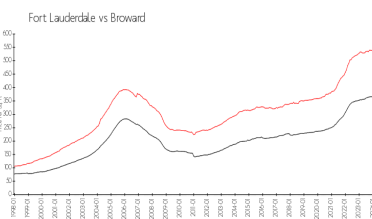
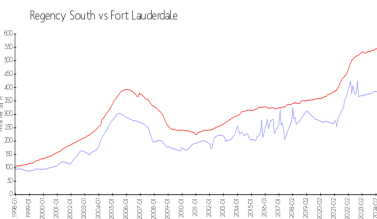
Building Association Information

Regency Tower South Association inc
 (954) 564-8554

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	2,080 sq ft	May 2024	\$930,000	\$447
204	980 sq ft	Jan 2024	\$402,000	\$410
1405	1,580 sq ft	Dec 2023	\$770,000	\$487
1709	1,187 sq ft	Oct 2023	\$455,000	\$383
2002	1,580 sq ft	Jul 2023	\$775,000	\$491

Market Information



Regency South: \$381/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Regency South: 3%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Regency South
Fort Lauderdale
Broward

117 days
76 days
67 days