# Unit 905 - Gallery One

905 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

### **Unit Information**

 MLS Number:
 F10423833

 Status:
 Active

 Size:
 591 Sq ft.

 Bedrooms:
 1

Full Bathrooms: 1
Half Bathrooms: 0

Parking Spaces: Valet Parking

View: Intracoastal View, Ocean View

 List Price:
 \$224,900

 List PPSF:
 \$381

 Valuated Price:
 \$169,000

 Valuated PPSF:
 \$286

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.

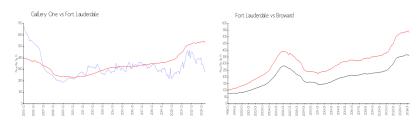
# **Building Information**

Number of units:231Number of active listings for rent:0Number of active listings for sale:59Building inventory for sale:25%Number of sales over the last 12 months:17Number of sales over the last 6 months:7Number of sales over the last 3 months:4

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
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
1115	586 sq ft	Jan 2024	\$178,500	\$305

## **Market Information**



Gallery One: \$276/sq. ft. Fort Lauderdale: \$533/sq. ft. Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

# **Inventory for Sale**

Gallery One 26% Fort Lauderdale 4% Broward 4%

# Avg. Time to Close Over Last 12 Months

Gallery One 125 days
Fort Lauderdale 76 days
Broward 67 days



