

Unit 1707-8 - Ocean Summit

1707-8 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10430419
 Status: Active
 Size: 1,740 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned
 Parking,Covered Parking
 View: Ocean View,Pool Area View,Water View
 List Price: \$999,999
 List PPSF: \$575
 Valuated Price: \$775,000
 Valuated PPSF: \$412



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

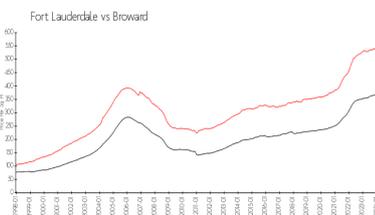
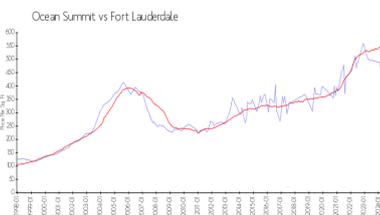
Building Association Information

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.

Fort Lauderdale: \$533/sq. ft.
 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 |