

# 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:	\$788,000
Valuated PPSF:	\$419



*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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

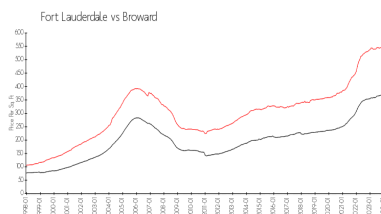
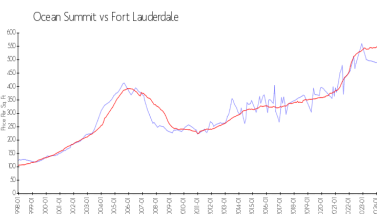
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	870 sq ft	May 2024	\$350,000	\$402
1612	1,200 sq ft	May 2024	\$547,351	\$456
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

## Market Information



Ocean Summit: \$453/sq. ft.  
Fort Lauderdale: \$550/sq. ft.

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Broward: \$350/sq. ft.

## Inventory for Sale

Ocean Summit	4%
Fort Lauderdale	4%
Broward	3%

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

Ocean Summit	93 days
Fort Lauderdale	78 days
Broward	68 days