

# Unit 1603 - Regency South

1603 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | F10431880                   |
| Status:         | Active                      |
| Size:           | 980 Sq ft.                  |
| Bedrooms:       | 1                           |
| Full Bathrooms: | 1                           |
| Half Bathrooms: | 1                           |
| Parking Spaces: | Guest Parking, Not Assigned |
| View:           |                             |
| Rental Price:   | \$3,200                     |
| List PPSF:      | \$3                         |
| Valuated Price: | \$455,000                   |
| Valuated PPSF:  | \$383                       |

*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.*

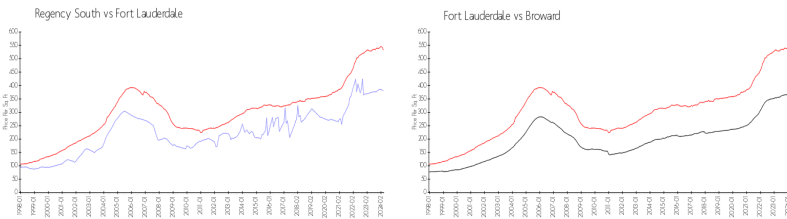
## Building Information

|  |     |
|--|-----|
| 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

## 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   | 117 days |
| Fort Lauderdale | 76 days  |
| Broward         | 67 days  |

