

Unit 309 - Gallery One

309 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11538393 |
| Status: | Active |
| Size: | 836 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$319,000 |
| List PPSF: | \$382 |
| Valuated Price: | \$215,000 |
| Valuated PPSF: | \$257 |

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.

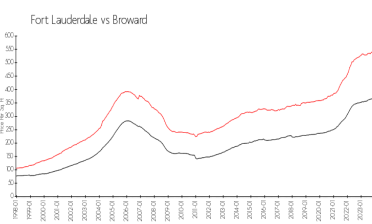
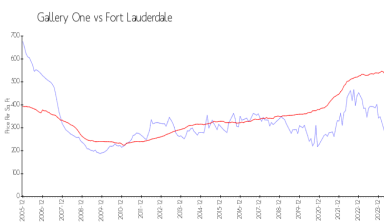
Building Information

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|--|-----|
| Number of units: | 231 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 60 |
| Building inventory for sale: | 25% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 7 |
| Number 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 |

