

# Unit 1004 - Ocean Club

1004 - 4020 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10431684  
 Status: Active  
 Size: 1,596 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$624,900  
 List PPSF: \$392  
 Valuated Price: \$499,000  
 Valuated PPSF: \$313

*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: 207  
 Number of active listings for rent: 4  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

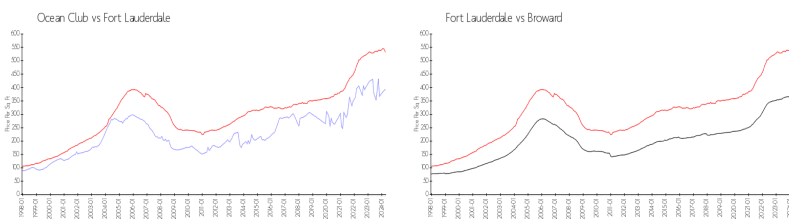
## Building Association Information

Ocean Club Condominium  
 (954) 563-2425

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	1,514 sq ft	Feb 2024	\$599,000	\$396
1411	1,645 sq ft	Nov 2023	\$880,000	\$535
1106	1,907 sq ft	Oct 2023	\$660,000	\$346
610	1,166 sq ft	Aug 2023	\$425,000	\$364
1505	1,514 sq ft	Jun 2023	\$750,000	\$495

## Market Information

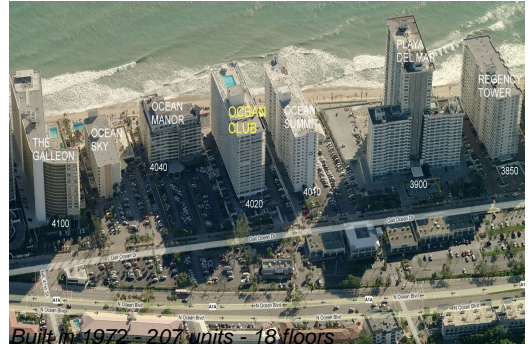


Ocean Club: \$394/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Ocean Club 3%  
 Fort Lauderdale 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Ocean Club  
Fort Lauderdale  
Broward

79 days  
76 days  
67 days