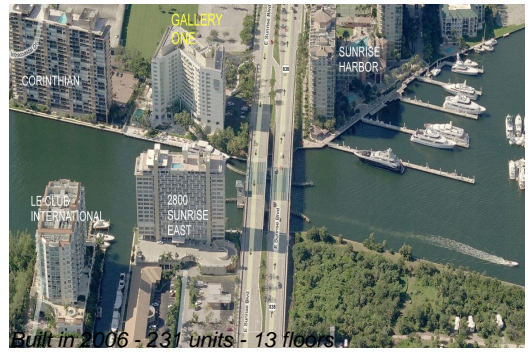


Unit 632 - Gallery One

632 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	RX-10977280
Status:	Active
Size:	643 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered
View:	Intracoastal
List Price:	\$260,000
List PPSF:	\$404
Valuated Price:	\$148,000
Valuated PPSF:	\$230



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.

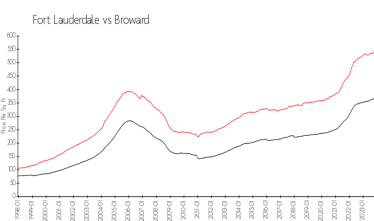
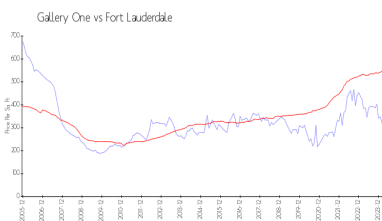
Building Information

Number of units:	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