

# Unit 206 - Galt Ocean Terrace

206 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11488567    |
| Status:         | Expired      |
| Size:           | 1,550 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$529,990    |
| List PPSF:      | \$342        |
| Valuated Price: | \$581,000    |
| Valuated PPSF:  | \$375        |

*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:                         | 136 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

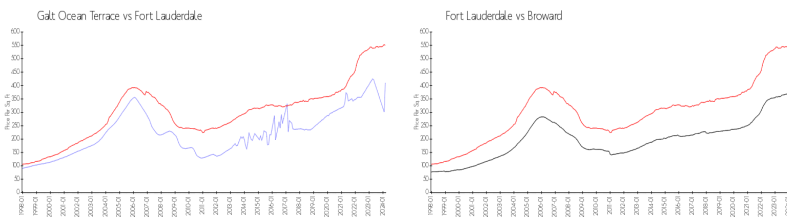
## Building Association Information

GALT OCEAN TERRACE  
 CONDOMINIUM ASSOCIATION  
 3031 N OCEAN BLVD  
 FORT LAUDERDALE, FL 33308-7334  
 (954) 561-1700

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1208   | 700 sq ft   | May 2024     | \$290,000  | \$414 |
| 203    | 1,031 sq ft | Feb 2024     | \$300,000  | \$291 |
| 708    | 700 sq ft   | Jun 2023     | \$270,000  | \$386 |

## Market Information



|                     |               |                  |               |
|---------------------|---------------|------------------|---------------|
| Galt Ocean Terrace: | \$409/sq. ft. | Fort Lauderdale: | \$550/sq. ft. |
| Fort Lauderdale:    | \$550/sq. ft. | Broward:         | \$350/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Galt Ocean Terrace | 3% |
| Fort Lauderdale    | 4% |
| Broward            | 3% |

## Avg. Time to Close Over Last 12 Months



Galt Ocean Terrace  
Fort Lauderdale  
Broward

125 days  
78 days  
68 days