

Unit 406 - Galt Ocean Terrace

406 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11508343
Status:	Active
Size:	1,550 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$600,000
List PPSF:	\$387
Valuated Price:	\$539,000
Valuated PPSF:	\$348

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

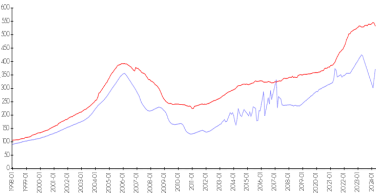
GALT OCEAN TERRACE
 CONDOMINIUM ASSOCIATION
 3031 N OCEAN BLVD
 FORT LAUDERDALE, FL 33308-7334
 (954) 561-1700

Recent Sales

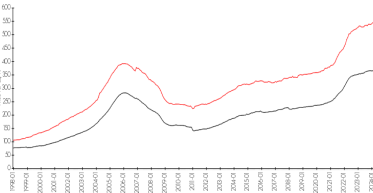
Unit #	Size	Closing Date	Sale Price	PPSF
203	1,031 sq ft	Feb 2024	\$300,000	\$291
708	700 sq ft	Jun 2023	\$270,000	\$386
501	700 sq ft	May 2023	\$280,000	\$400

Market Information

Galt Ocean Terrace vs Fort Lauderdale



Fort Lauderdale vs Broward

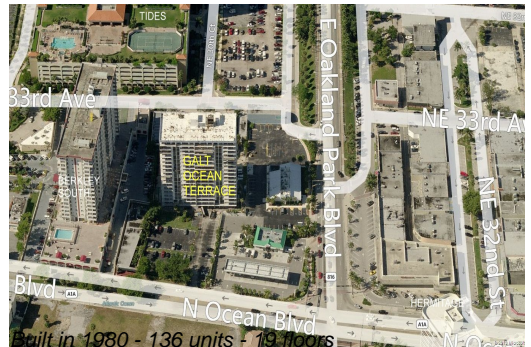


Galt Ocean Terrace: \$372/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

Galt Ocean Terrace	5%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Galt Ocean Terrace	106 days
Fort Lauderdale	76 days
Broward	67 days