

# Unit 1201 - Gallery One

1201 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11532084  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$260,000  
 Valuated Price: \$187,000  
 Valuated PPSF: \$294

*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.*

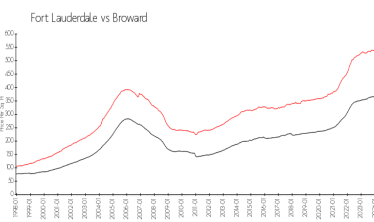
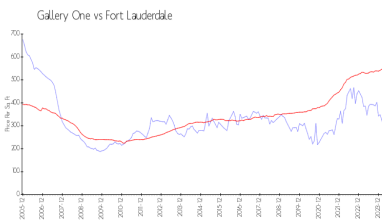
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 59  
 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

