# Unit 334 - Gallery One

334 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

#### **Unit Information**

 MLS Number:
 F10380674

 Status:
 Active

 Size:
 1,040 Sq ft.

Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0

Parking Spaces: 1 Space,Guest Parking,Valet Parking View: Bay,Intracoastal View,Water View

 List Price:
 \$289,000

 List PPSF:
 \$278

 Valuated Price:
 \$233,000

 Valuated PPSF:
 \$224

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.

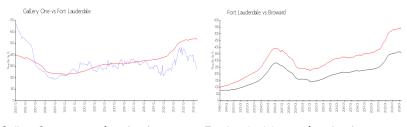
## **Building Information**

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
Offit #		J		
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



