

# Unit 1708 - Galt Ocean Terrace

1708 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10413145
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View
List Price:	\$329,000
List PPSF:	\$470
Valuated Price:	\$277,000
Valuated PPSF:	\$396

*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:	0

## Building Association Information

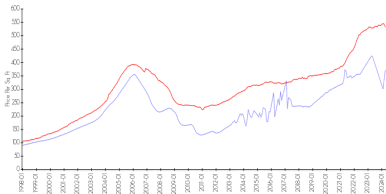
GALT OCEAN TERRACE  
 CONDOMINIUM ASSOCIATION  
 3031 N OCEAN BLVD  
 FORT LAUDERDALE, FL 33308-7334  
 (954) 561-1700

## Recent Sales

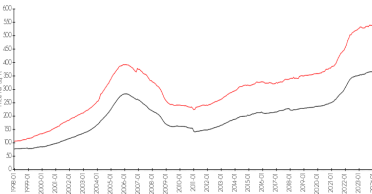
Unit #	Size	Closing Date	Sale Price	PPSF
203	1,031 sq ft	Feb 2024	\$300,000	\$291
708	700 sq ft	Jun 2023	\$270,000	\$386
501	700 sq ft	May 2023	\$280,000	\$400

## 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  
Fort Lauderdale  
Broward

106 days  
76 days  
67 days