

# Unit 905 - Ocean Club

905 - 4020 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | F10429038                        |
| Status:         | Active                           |
| Size:           | 1,514 Sq ft.                     |
| Bedrooms:       | 2                                |
| Full Bathrooms: | 2                                |
| Half Bathrooms: | 0                                |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View:           | Intracoastal View,Ocean View     |
| List Price:     | \$574,999                        |
| List PPSF:      | \$380                            |
| Valuated Price: | \$524,000                        |
| Valuated PPSF:  | \$346                            |

*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:                         | 207 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

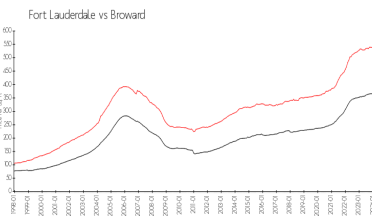
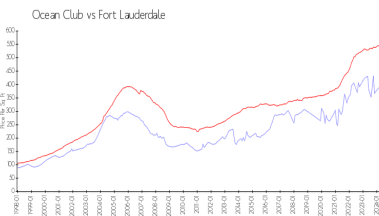
## Building Association Information

Ocean Club Condominium  
(954) 563-2425

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1005   | 1,514 sq ft | Feb 2024     | \$599,000  | \$396 |
| 1411   | 1,645 sq ft | Nov 2023     | \$880,000  | \$535 |
| 1106   | 1,907 sq ft | Oct 2023     | \$660,000  | \$346 |
| 610    | 1,166 sq ft | Aug 2023     | \$425,000  | \$364 |
| 1505   | 1,514 sq ft | Jun 2023     | \$750,000  | \$495 |

## Market Information

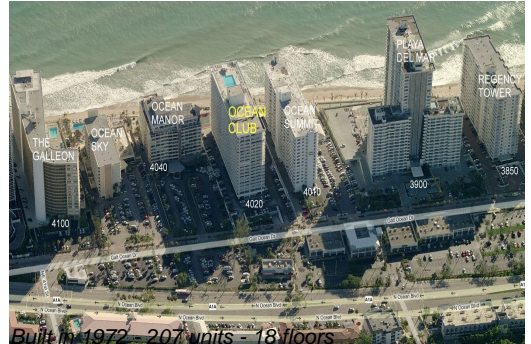


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Ocean Club:      | \$394/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Ocean Club      | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Ocean Club  
Fort Lauderdale  
Broward

79 days  
76 days  
67 days