

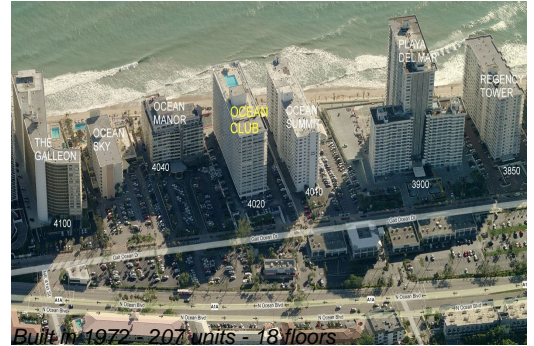
Unit E3 - Ocean Club

E3 - 4020 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10435829
Status:	Active
Size:	1,106 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$430,000
List PPSF:	\$389
Valuated Price:	\$350,000
Valuated PPSF:	\$316

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

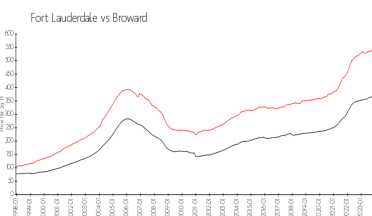
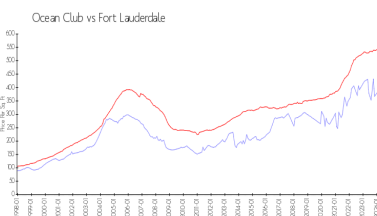
Building Association Information

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

76 days
76 days
67 days