

Unit 1202 - Regency South

1202 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11504007
Status:	Active
Size:	1,580 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking,Parking-Under Building
View:	
List Price:	\$700,000
List PPSF:	\$443
Valuated Price:	\$724,000
Valuated PPSF:	\$405

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:	203
Number of active listings for rent:	5
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

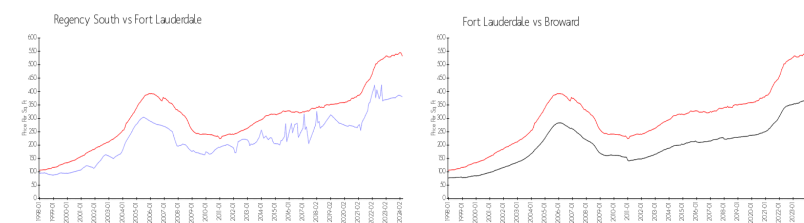
Building Association Information

Regency Tower South Association inc
(954) 564-8554

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	2,080 sq ft	May 2024	\$930,000	\$447
204	980 sq ft	Jan 2024	\$402,000	\$410
1405	1,580 sq ft	Dec 2023	\$770,000	\$487
1709	1,187 sq ft	Oct 2023	\$455,000	\$383
2002	1,580 sq ft	Jul 2023	\$775,000	\$491

Market Information

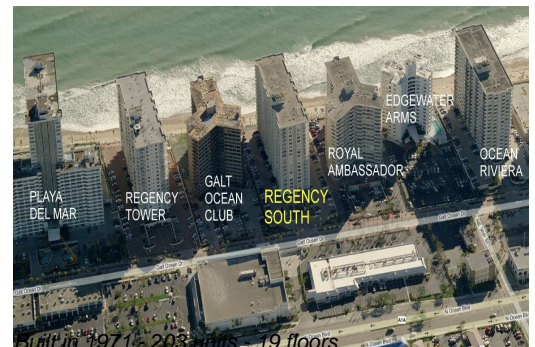


Regency South:	\$381/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Regency South	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Regency South
Fort Lauderdale
Broward

117 days
76 days
67 days