

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: \$697,000
 Valuated PPSF: \$390

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: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

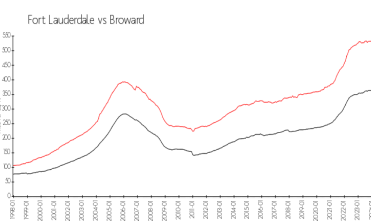
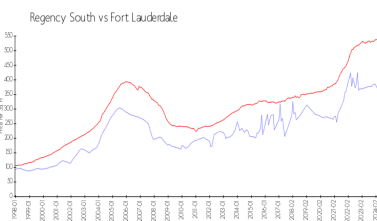
Building Association Information

Regency Tower South Association inc
 (954) 564-8554

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$366/sq. ft. Fort Lauderdale: \$528/sq. ft.
 Fort Lauderdale: \$528/sq. ft. Broward: \$349/sq. ft.

Inventory for Sale

Regency South: 4%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Regency South
Fort Lauderdale
Broward

117 days
76 days
67 days