

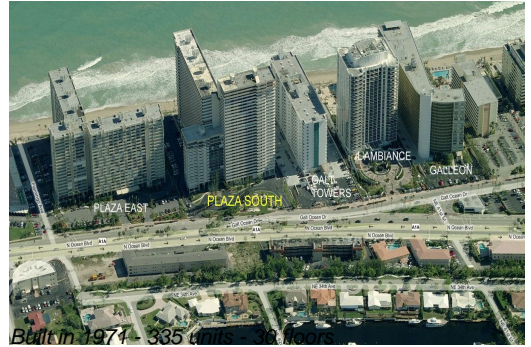
Unit 4 F - Plaza South

4 F - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11538797
Status:	Active
Size:	2,600 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,399,999
List PPSF:	\$538
Valuated Price:	\$807,000
Valuated PPSF:	\$310

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:	335
Number of active listings for rent:	7
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

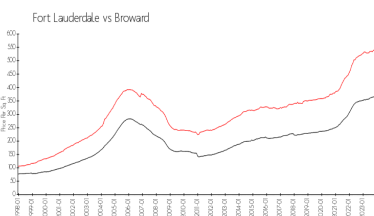
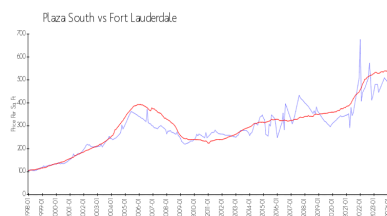
Building Association Information

Plaza South Association inc
(954) 565-0777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH M	1,650 sq ft	Dec 2023	\$940,000	\$570
11A	2,400 sq ft	Oct 2023	\$1,000,000	\$417
25D	1,450 sq ft	Oct 2023	\$730,000	\$503
5L	1,650 sq ft	Oct 2023	\$650,000	\$394
11J	1,650 sq ft	Sep 2023	\$690,000	\$418

Market Information



Plaza South:	\$470/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Plaza South	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Plaza South
Fort Lauderdale
Broward

75 days
76 days
67 days