

Unit 1101 - Ocean Summit

1101 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|----------------------------------------------------------------|
| MLS Number: | A11576644 |
| Status: | Active |
| Size: | 1,190 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Additional Spaces Available, Open Space Parking, Other Parking |
| View: | |
| List Price: | \$550,000 |
| List PPSF: | \$462 |
| Valuated Price: | \$388,000 |
| Valuated PPSF: | \$353 |

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: | 228 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

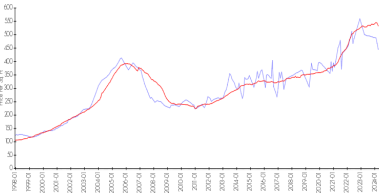
Ocean Summit Association inc
(954) 565-6696 & (954) 568-9946

Recent Sales

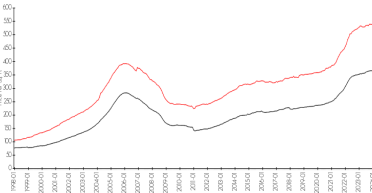
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 203 | 1,520 sq ft | May 2024 | \$675,000 | \$444 |
| 403 | 1,520 sq ft | Apr 2024 | \$668,000 | \$439 |
| 209 | 850 sq ft | Feb 2024 | \$335,000 | \$394 |
| 316 | 940 sq ft | Feb 2024 | \$336,000 | \$357 |
| 1208 | 870 sq ft | Dec 2023 | \$350,000 | \$402 |
| 1515 | 850 sq ft | Dec 2023 | \$335,000 | \$394 |

Market Information

Ocean Summit vs Fort Lauderdale



Fort Lauderdale vs Broward



Ocean Summit: \$445/sq. ft.
Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

| | |
|-----------------|----|
| Ocean Summit | 4% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Ocean Summit | 95 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |