

Unit 1609 - Galleon

1609 - 4100 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11578987
Status:	Active Under Contract
Size:	1,190 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	
List Price:	\$499,999
List PPSF:	\$420
Valuated Price:	\$464,000
Valuated PPSF:	\$403

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:	213
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	4%
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

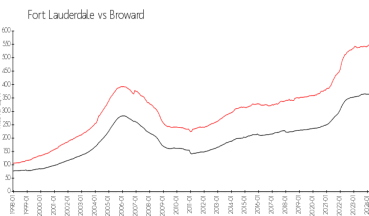
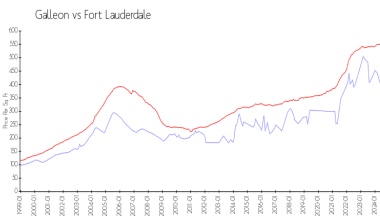
Building Association Information

Galleon Condominium Apts Inc
(954) 563-2497

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,370 sq ft	Aug 2024	\$410,000	\$299
1001	2,480 sq ft	May 2024	\$700,000	\$282
1204	1,280 sq ft	Mar 2024	\$521,000	\$407
1804	1,320 sq ft	Jan 2024	\$565,000	\$428
1805	1,500 sq ft	Oct 2023	\$660,000	\$440

Market Information

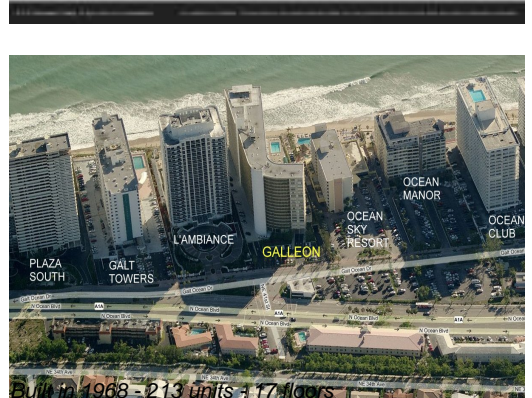


Galleon:	\$363/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Galleon	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Galleon
Fort Lauderdale
Broward

97 days
84 days
72 days