

Unit 311 - Gallery One

311 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11581132
 Status: Active
 Size: 341 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Other Parking
 View:
 List Price: \$196,500
 List PPSF: \$576
 Valuated Price: \$132,000
 Valuated PPSF: \$387

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.

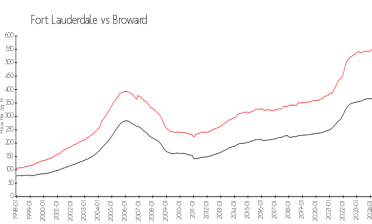
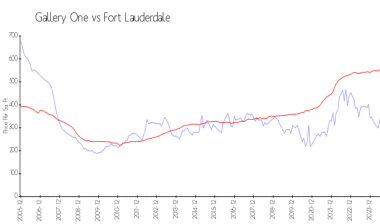
Building Information

Number of units: 231
 Number of active listings for rent: 0
 Number of active listings for sale: 59
 Building inventory for sale: 25%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
519	554 sq ft	Aug 2024	\$192,000	\$347
1126	379 sq ft	Jul 2024	\$190,000	\$501
1022	548 sq ft	May 2024	\$220,000	\$401
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259

Market Information



Gallery One: \$320/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale

Gallery One: 26%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Gallery One: 120 days
 Fort Lauderdale: 84 days
 Broward: 72 days

