

Unit 206 - Ocean Club

206 - 4020 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11598435 |
| Status: | Active |
| Size: | 1,907 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$825,000 |
| List PPSF: | \$433 |
| Valuated Price: | \$566,000 |
| Valuated PPSF: | \$297 |

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: | 207 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

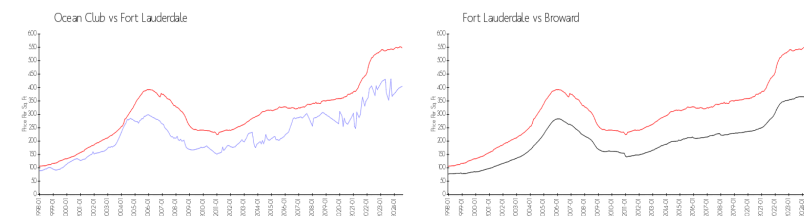
Building Association Information

Ocean Club Condominium
(954) 563-2425

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1104 | 1,596 sq ft | Jun 2024 | \$630,000 | \$395 |
| 1806 | 1,907 sq ft | May 2024 | \$700,000 | \$367 |
| 310 | 1,166 sq ft | May 2024 | \$429,000 | \$368 |
| 1005 | 1,514 sq ft | Feb 2024 | \$599,000 | \$396 |
| 1411 | 1,645 sq ft | Nov 2023 | \$880,000 | \$535 |

Market Information

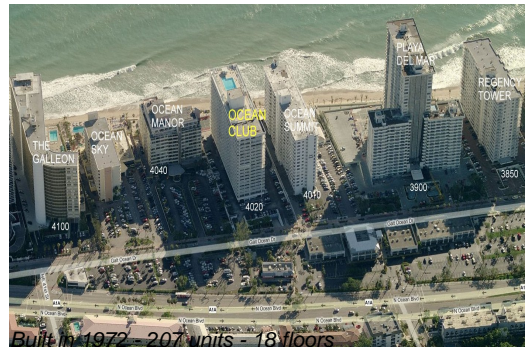


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|------------------|---------------|------------------|---------------|
| Ocean Club: | \$405/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward: | \$346/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Ocean Club | 4% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Ocean Club
Fort Lauderdale
Broward

93 days
84 days
72 days