

# 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:	\$595,000
Valuated PPSF:	\$312

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:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

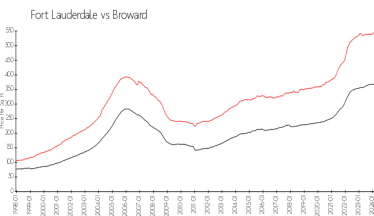
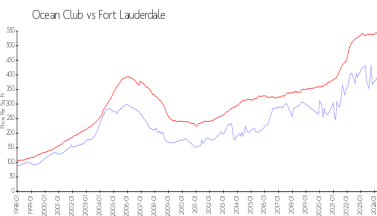
## Building Association Information

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

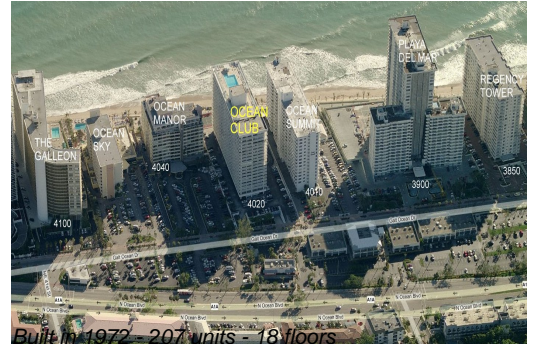


Ocean Club:	\$427/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Ocean Club	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Ocean Club  
Fort Lauderdale  
Broward

87 days  
82 days  
70 days