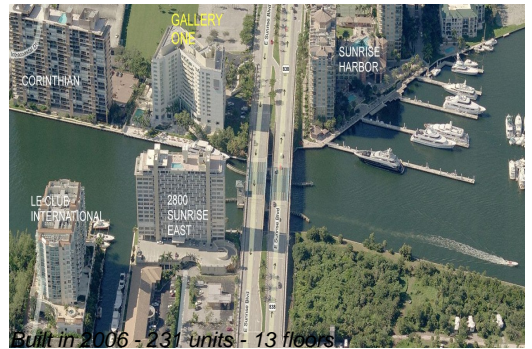


Unit 715 - Gallery One

715 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11615385
Status:	Active
Size:	586 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$199,000
List PPSF:	\$340
Valuated Price:	\$158,000
Valuated PPSF:	\$270



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.

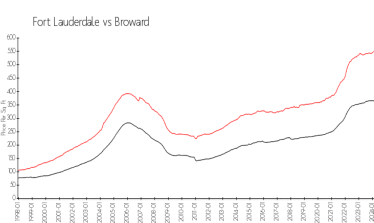
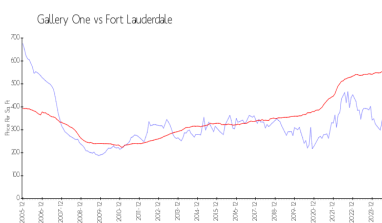
Building Information

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.
Fort Lauderdale:	\$547/sq. ft.	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