

# Unit 12 H - Plaza South

12 H - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11623232
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$674,000
List PPSF:	\$408
Valuated Price:	\$626,000
Valuated PPSF:	\$379

*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:	335
Number of active listings for rent:	7
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

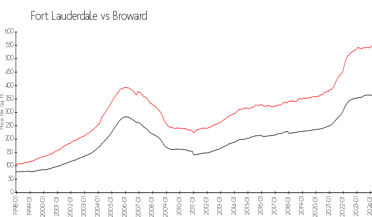
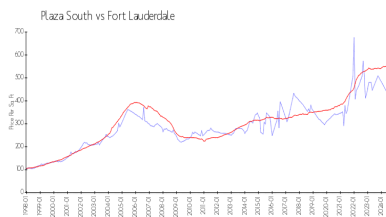
## Building Association Information

Plaza South Association inc  
(954) 565-0777

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
17M	1,650 sq ft	Aug 2024	\$695,000	\$421
21H	1,650 sq ft	Jun 2024	\$895,000	\$542
PH M	1,650 sq ft	Dec 2023	\$940,000	\$570
11A	2,400 sq ft	Oct 2023	\$1,000,000	\$417
25D	1,450 sq ft	Oct 2023	\$730,000	\$503
5L	1,650 sq ft	Oct 2023	\$650,000	\$394

## Market Information

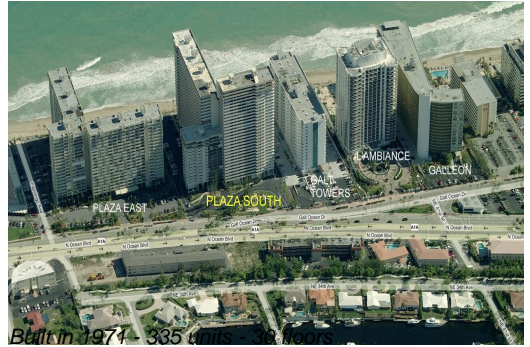


Plaza South:	\$419/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Plaza South	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Plaza South  
Fort Lauderdale  
Broward

99 days  
84 days  
72 days