

# Unit 1109 - Regency Tower

1109 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11648512  
 Status: Pending  
 Size: 980 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available, Guest Parking, Open Space Parking

View:

List Price: \$399,000  
 List PPSF: \$407  
 Valuated Price: \$420,000  
 Valuated PPSF: \$400

*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: 203  
 Number of active listings for rent: 3  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

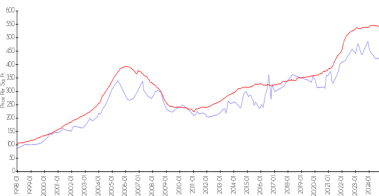
Regency Tower Condo Association  
 (954) 566-8606

## Recent Sales

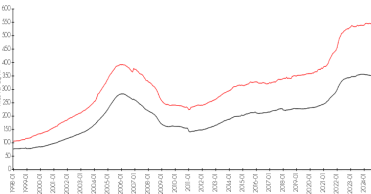
Unit #	Size	Closing Date	Sale Price	PPSF
1804	1,050 sq ft	Dec 2024	\$458,000	\$436
610	1,580 sq ft	Dec 2024	\$650,000	\$411
1406	1,520 sq ft	Sep 2024	\$640,000	\$421
1702	1,580 sq ft	Jul 2024	\$687,000	\$435
1801	1,650 sq ft	Jun 2024	\$775,000	\$470
1808	980 sq ft	Jun 2024	\$600,000	\$612

## Market Information

Regency Tower vs Fort Lauderdale



Fort Lauderdale vs Broward



Regency Tower: \$416/sq. ft.      Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Regency Tower: 4%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Regency Tower: 91 days  
 Fort Lauderdale: 89 days



Broward

76 days