

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

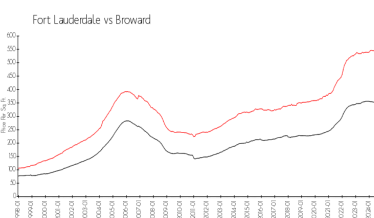
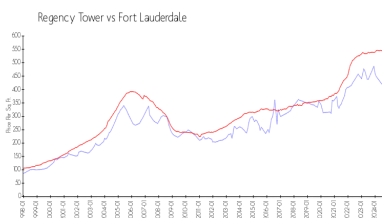
Building Association Information

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:	\$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