

# Unit 1506 - Ocean Summit

1506 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11649455
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$595,000
List PPSF:	\$500
Valuated Price:	\$625,000
Valuated PPSF:	\$568

*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:	228
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

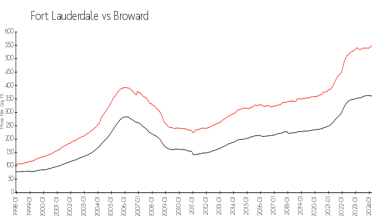
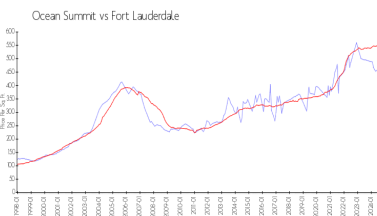
## Building Association Information

Ocean Summit Association inc  
(954) 565-6696 & (954) 568-9946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
915	850 sq ft	Sep 2024	\$314,000	\$369
104	1,100 sq ft	Jun 2024	\$585,000	\$532
1508	940 sq ft	Jun 2024	\$420,000	\$447
1509	850 sq ft	Jun 2024	\$360,000	\$424
810	1,190 sq ft	Jun 2024	\$590,000	\$496

## Market Information



Ocean Summit:	\$475/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Ocean Summit	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Ocean Summit	77 days
Fort Lauderdale	86 days
Broward	74 days

