

# Unit 1411 - Gallery One

1411 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11692944  
 Status: Active  
 Size: 341 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$145,000  
 List PPSF: \$425  
 Valuated Price: \$122,000  
 Valuated PPSF: \$358

*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.*

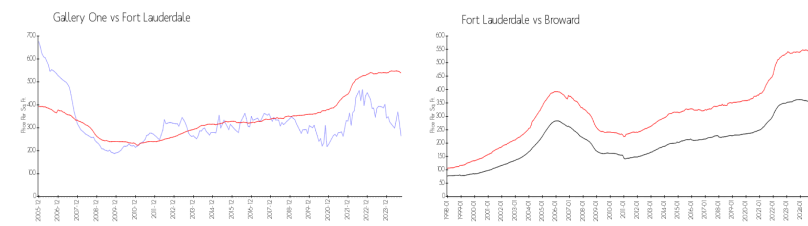
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 58  
 Building inventory for sale: 25%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	341 sq ft	Nov 2024	\$130,000	\$381
320	554 sq ft	Oct 2024	\$140,000	\$253
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: \$264/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Gallery One: 25%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Gallery One: 128 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

