

# Unit 905 - Gallery One

905 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11694694
Status:	Active
Size:	591 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$174,900
List PPSF:	\$296
Valuated Price:	\$173,000
Valuated PPSF:	\$293

*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.*

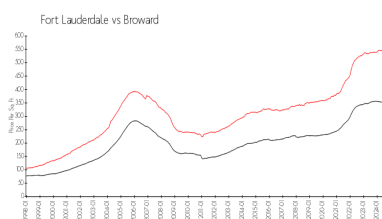
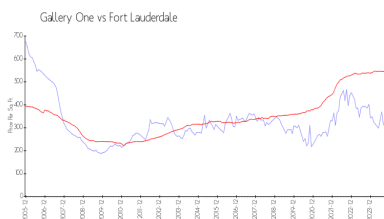
## Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	60
Building inventory for sale:	25%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	548 sq ft	Dec 2024	\$160,000	\$292
717	548 sq ft	Dec 2024	\$160,000	\$292
1026	379 sq ft	Dec 2024	\$182,500	\$482
328	585 sq ft	Dec 2024	\$150,000	\$256
407	548 sq ft	Nov 2024	\$152,500	\$278
532	643 sq ft	Nov 2024	\$143,000	\$222
911	341 sq ft	Nov 2024	\$130,000	\$381

## Market Information



Gallery One:	\$283/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Gallery One	26%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Gallery One	142 days
Fort Lauderdale	89 days
Broward	76 days

