

Unit 306 - Galt Ocean Terrace

306 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11700464
Status:	Active
Size:	1,550 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$469,900
List PPSF:	\$303
Valuated Price:	\$486,000
Valuated PPSF:	\$314

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:	136
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

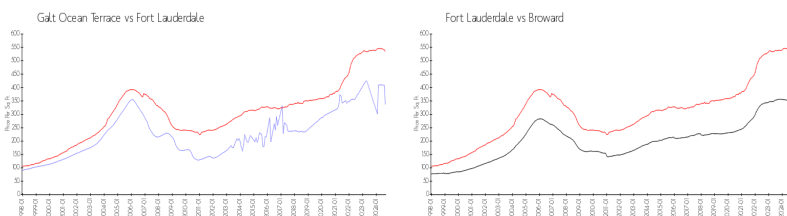
Building Association Information

GALT OCEAN TERRACE
CONDOMINIUM ASSOCIATION
3031 N OCEAN BLVD
FORT LAUDERDALE, FL 33308-7334
(954) 561-1700

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	700 sq ft	Oct 2024	\$257,000	\$367
1802	1,031 sq ft	Sep 2024	\$433,000	\$420
1208	700 sq ft	May 2024	\$290,000	\$414
203	1,031 sq ft	Feb 2024	\$300,000	\$291

Market Information



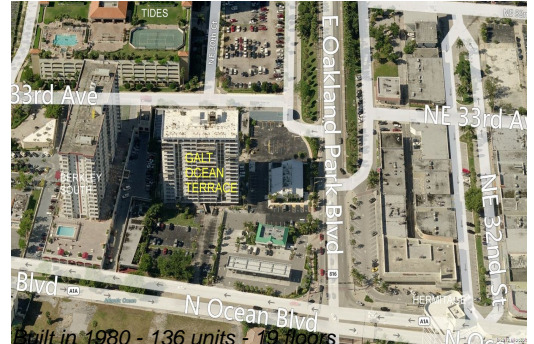
Galt Ocean Terrace:	\$338/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Galt Ocean Terrace	3%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Galt Ocean Terrace	142 days
Fort Lauderdale	89 days



Broward

76 days