

# 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

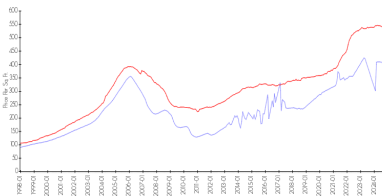
GALT OCEAN TERRACE  
 CONDOMINIUM ASSOCIATION  
 3031 N OCEAN BLVD  
 FORT LAUDERDALE, FL 33308-7334  
 (954) 561-1700

## Recent Sales

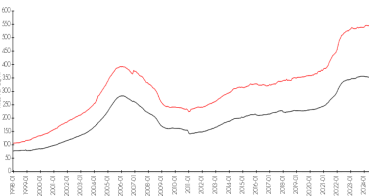
Unit #	Size	Closing Date	Sale Price	PPSF
501	700 sq ft	Oct 2024	\$257,000	\$367
1802	1,031 sq ft	Sep 2024	\$433,000	\$420
1208	700 sq ft	May 2024	\$290,000	\$414
203	1,031 sq ft	Feb 2024	\$300,000	\$291

## Market Information

Galt Ocean Terrace vs Fort Lauderdale



Fort Lauderdale vs Broward



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