

Unit 834 - Gallery One

834 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10243182
Status:	Expired
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Intracoastal View
List Price:	\$275,000
List PPSF:	\$264
Valuated Price:	\$284,000
Valuated PPSF:	\$273

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.

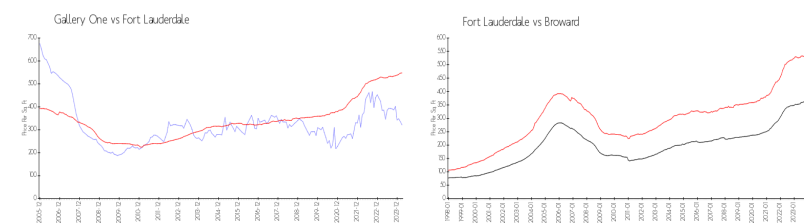
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	50
Building inventory for sale:	21%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1224	639 sq ft	Apr 2024	\$200,000	\$313
1115	586 sq ft	Jan 2024	\$178,500	\$305
721	548 sq ft	Dec 2023	\$255,000	\$465
1428	585 sq ft	Nov 2023	\$255,000	\$436
328	585 sq ft	Oct 2023	\$220,000	\$376

Market Information



Gallery One:	\$321/sq. ft.	Fort Lauderdale:	\$548/sq. ft.
Fort Lauderdale:	\$548/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Gallery One	22%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Gallery One	119 days
Fort Lauderdale	74 days
Broward	65 days

