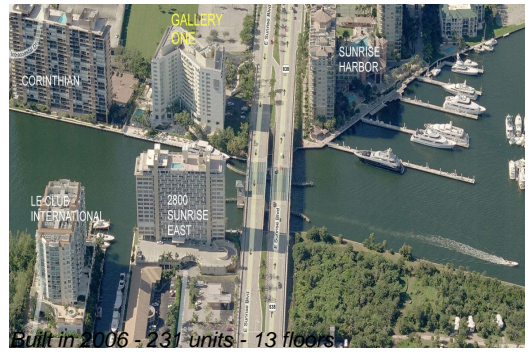


Unit 1432 - Gallery One

1432 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304



Unit Information

MLS Number:	F10359169
Status:	Active
Size:	643 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Intracoastal View, Ocean View, Water View
List Price:	\$260,000
List PPSF:	\$404
Valuated Price:	\$188,000
Valuated PPSF:	\$292

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.

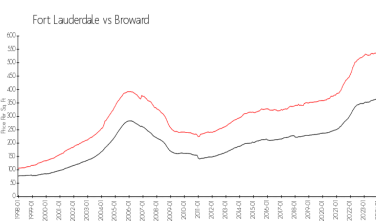
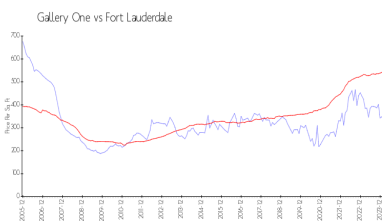
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	51
Building inventory for sale:	22%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
415	586 sq ft	Apr 2024	\$155,000	\$265
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

Market Information



Gallery One:	\$324/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Gallery One	22%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Gallery One	120 days
Fort Lauderdale	75 days
Broward	66 days