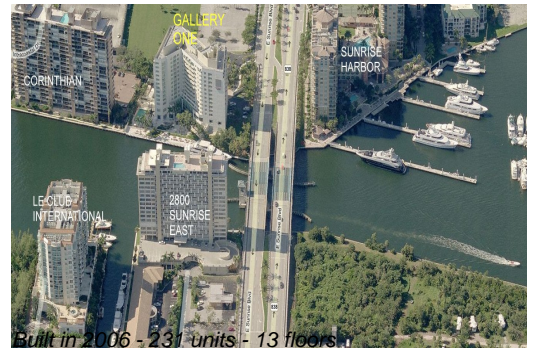


Unit 1432 - Gallery One

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:	\$161,000
Valuated PPSF:	\$250



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.

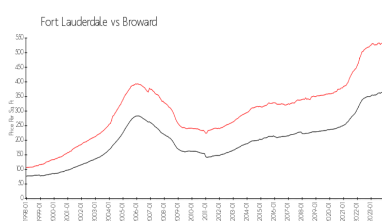
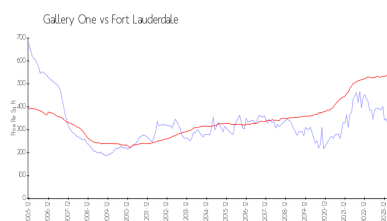
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	52
Building inventory for sale:	22%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1420	554 sq ft	Apr 2024	\$110,000	\$199
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

Market Information



Gallery One:	\$276/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Gallery One	23%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Gallery One	131 days
Fort Lauderdale	76 days
Broward	66 days