

Unit 203 - Galt Ocean Terrace

203 - 3031 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10368725 |
| Status: | Active |
| Size: | 1,031 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Other View |
| List Price: | \$359,900 |
| List PPSF: | \$349 |
| Valuated Price: | \$366,000 |
| Valuated PPSF: | \$355 |

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

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

Building Association Information

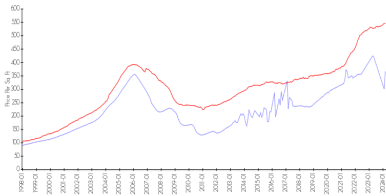
GALT OCEAN TERRACE
 CONDOMINIUM ASSOCIATION
 3031 N OCEAN BLVD
 FORT LAUDERDALE, FL 33308-7334
 (954) 561-1700

Recent Sales

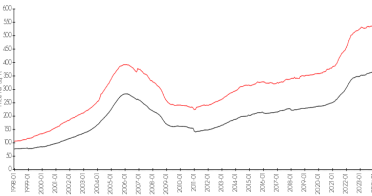
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 203 | 1,031 sq ft | Feb 2024 | \$300,000 | \$291 |
| 708 | 700 sq ft | Jun 2023 | \$270,000 | \$386 |
| 501 | 700 sq ft | May 2023 | \$280,000 | \$400 |

Market Information

Galt Ocean Terrace vs Fort Lauderdale



Fort Lauderdale vs Broward



Galt Ocean Terrace: \$368/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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

Inventory for Sale

| | |
|--------------------|----|
| Galt Ocean Terrace | 4% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Galt Ocean Terrace
Fort Lauderdale
Broward

106 days
76 days
66 days