

# Unit 1712 - Ocean Summit

1712 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10372510
Status:	Pending
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$499,000
List PPSF:	\$419
Valuated Price:	\$515,000
Valuated PPSF:	\$468

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:	228
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

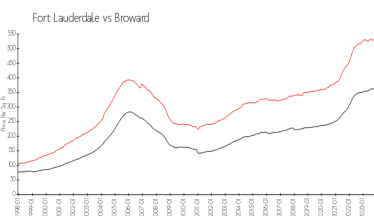
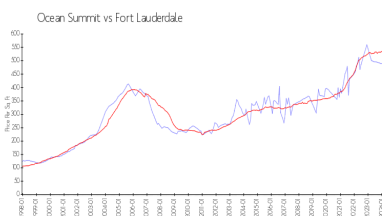
## Building Association Information

Ocean Summit Association inc  
(954) 565-6696 & (954) 568-9946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,520 sq ft	Apr 2024	\$668,000	\$439
209	850 sq ft	Feb 2024	\$335,000	\$394
316	940 sq ft	Feb 2024	\$336,000	\$357
1208	870 sq ft	Dec 2023	\$350,000	\$402
1515	850 sq ft	Dec 2023	\$335,000	\$394

## Market Information



Ocean Summit:	\$445/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Ocean Summit	4%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Ocean Summit  
Fort Lauderdale  
Broward

97 days  
76 days  
67 days