

Unit 23 A - Plaza South

23 A - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10406822
 Status: Active
 Size: 2,400 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$1,500,000
 List PPSF: \$625
 Valuated Price: \$1,281,000
 Valuated PPSF: \$534

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: 335
 Number of active listings for rent: 7
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

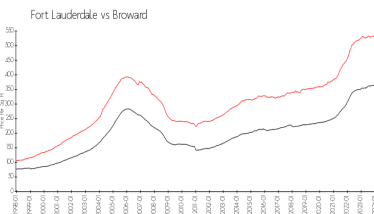
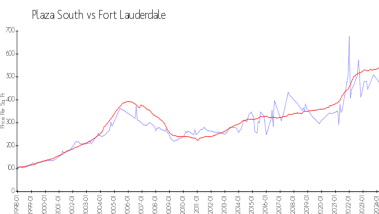
Building Association Information

Plaza South Association inc
 (954) 565-0777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH M	1,650 sq ft	Dec 2023	\$940,000	\$570
11A	2,400 sq ft	Oct 2023	\$1,000,000	\$417
25D	1,450 sq ft	Oct 2023	\$730,000	\$503
5L	1,650 sq ft	Oct 2023	\$650,000	\$394
11J	1,650 sq ft	Sep 2023	\$690,000	\$418

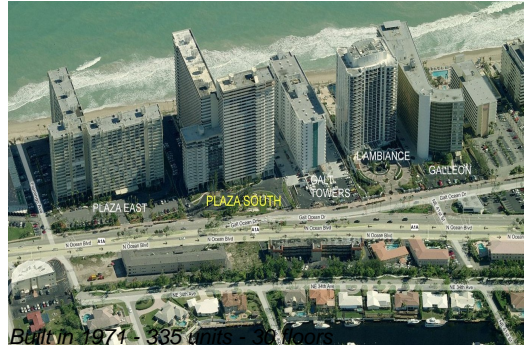
Market Information



Plaza South: \$471/sq. ft.
 Fort Lauderdale: \$528/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Plaza South: 3%
 Fort Lauderdale: 4%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Plaza South	75 days
Fort Lauderdale	76 days
Broward	67 days