

# Unit 5 E - Plaza South

5 E - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10407358         |
| Status:         | Active            |
| Size:           | 1,790 Sq ft.      |
| Bedrooms:       | 2                 |
| Full Bathrooms: | 2                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | Covered Parking   |
| View:           | Intracoastal View |
| List Price:     | \$635,000         |
| List PPSF:      | \$355             |
| Valuated Price: | \$502,000         |
| Valuated PPSF:  | \$280             |

*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   |

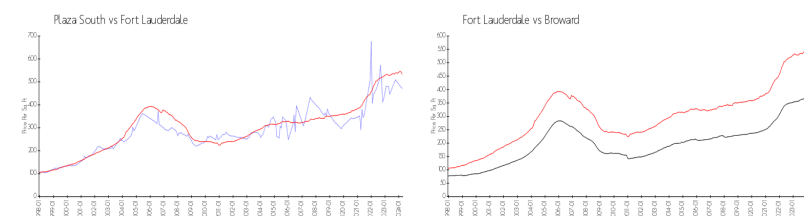
## Building Association Information

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:     | \$470/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Plaza South     | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Plaza South  
Fort Lauderdale  
Broward

75 days  
76 days  
67 days