

# Unit 8G - Galt Towers

8G - 4250 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10408266             |
| Status:         | Active                |
| Size:           | 850 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 2 Or More Spaces      |
| View:           | Ocean View,Other View |
| List Price:     | \$359,700             |
| List PPSF:      | \$423                 |
| Valuated Price: | \$316,000             |
| Valuated PPSF:  | \$372                 |



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:                         | 260 |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

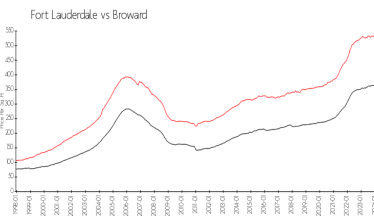
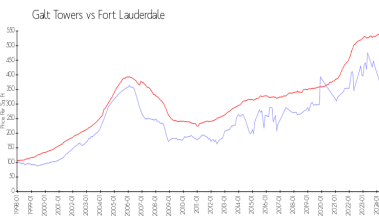
## Building Association Information

Galt Towers Condominium Association  
(954) 563-7268

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 15B    | 1,350 sq ft | Mar 2024     | \$575,000  | \$426 |
| PH A   | 1,350 sq ft | Dec 2023     | \$530,000  | \$393 |
| 12P    | 950 sq ft   | Nov 2023     | \$350,000  | \$368 |
| 7H     | 1,350 sq ft | Oct 2023     | \$580,000  | \$430 |
| Ph C   | 950 sq ft   | Oct 2023     | \$450,000  | \$474 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Galt Towers:     | \$390/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale: | \$528/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Galt Towers     | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

Galt Towers  
Fort Lauderdale  
Broward

87 days  
76 days  
67 days