

# Unit 1104 - Regency Tower

1104 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10409121  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Ocean View, Pool Area View  
 List Price: \$409,000  
 List PPSF: \$390  
 Valuated Price: \$391,000  
 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: 203  
 Number of active listings for rent: 3  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

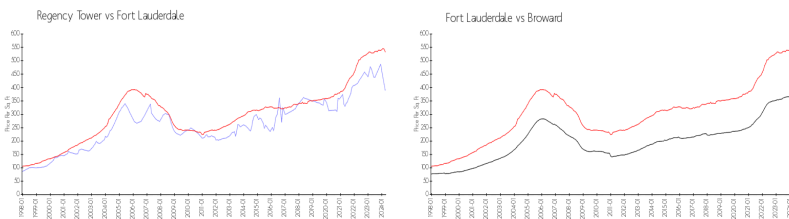
## Building Association Information

Regency Tower Condo Association  
 (954) 566-8606

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
711	2,080 sq ft	Mar 2024	\$1,095,000	\$526
2008	1,050 sq ft	Jan 2024	\$415,000	\$395
702	1,600 sq ft	Jan 2024	\$680,000	\$425
1606	1,700 sq ft	Dec 2023	\$750,000	\$441
302	1,580 sq ft	Oct 2023	\$645,000	\$408

## Market Information



Regency Tower: \$388/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Regency Tower: 4%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Regency Tower  
Fort Lauderdale  
Broward

89 days  
76 days  
67 days