

# Unit 8N - Galt Towers

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

## Unit Information

MLS Number: F10413767  
 Status: Active  
 Size: 950 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$422,000  
 List PPSF: \$444  
 Valuated Price: \$363,000  
 Valuated PPSF: \$382

*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

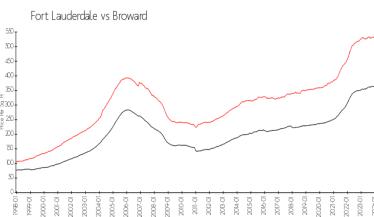
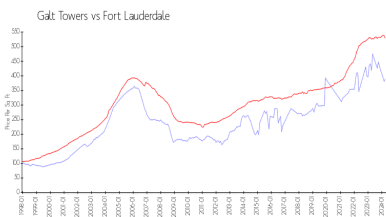
## Building Association Information

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