

Unit 304 - Regency South

304 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10420742
Status:	Active
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Open Space Parking
View:	Ocean View
List Price:	\$449,000
List PPSF:	\$458
Valuated Price:	\$385,000
Valuated PPSF:	\$324

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:	5
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

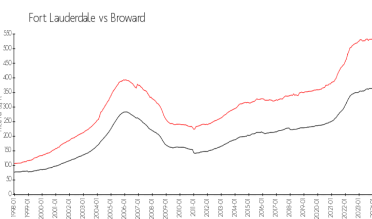
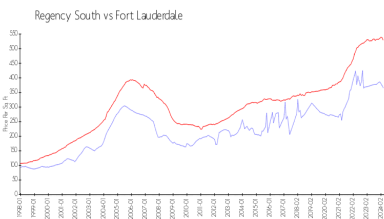
Building Association Information

Regency Tower South Association inc
(954) 564-8554

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	980 sq ft	Jan 2024	\$402,000	\$410
1405	1,580 sq ft	Dec 2023	\$770,000	\$487
1709	1,187 sq ft	Oct 2023	\$455,000	\$383
2002	1,580 sq ft	Jul 2023	\$775,000	\$491

Market Information



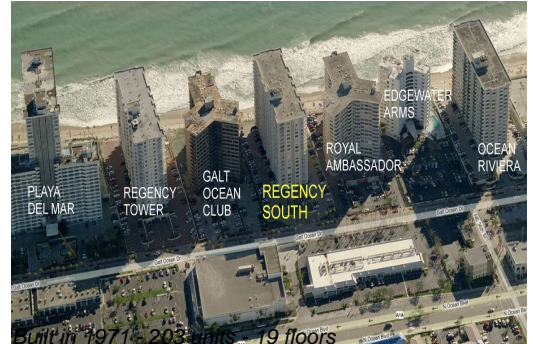
Regency South:	\$366/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Regency South	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Regency South	117 days
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Fort Lauderdale
Broward

76 days
67 days