

# Unit 304 - Regency South

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

## Unit Information

MLS Number:	F10420742
Status:	Active Under Contract
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:	\$400,000
Valuated PPSF:	\$337

*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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

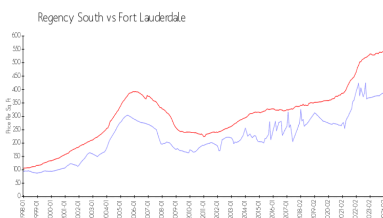
## Building Association Information

Regency Tower South Association inc  
(954) 564-8554

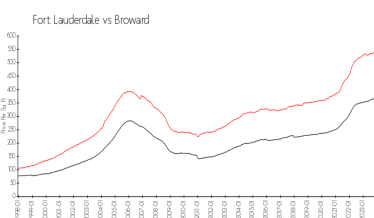
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	2,080 sq ft	May 2024	\$930,000	\$447
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: \$381/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

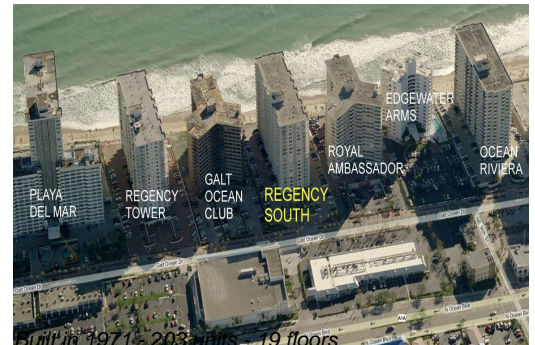


Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Regency South	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Regency South  
Fort Lauderdale  
Broward

117 days  
76 days  
67 days