

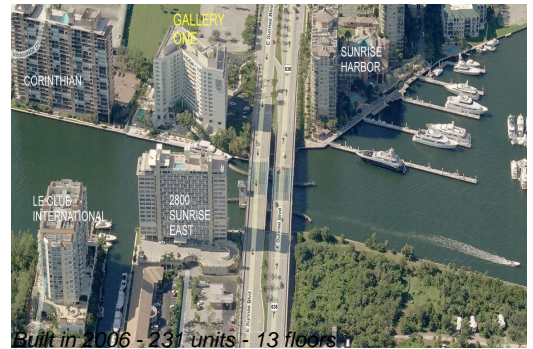
Unit 1215 - Gallery One

1215 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10421768
Status:	Active
Size:	586 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Open Space Parking
View:	Intracoastal View,Other View
List Price:	\$209,000
List PPSF:	\$357
Valuated Price:	\$155,000
Valuated PPSF:	\$265

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.



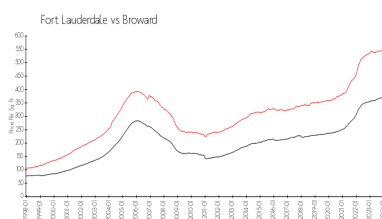
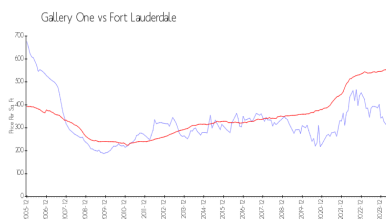
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	60
Building inventory for sale:	25%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1022	548 sq ft	May 2024	\$220,000	\$401
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259
1420	554 sq ft	Apr 2024	\$110,000	\$199
415	586 sq ft	Apr 2024	\$155,000	\$265
1224	639 sq ft	Apr 2024	\$200,000	\$313

Market Information



Gallery One: \$299/sq. ft.
Fort Lauderdale: \$549/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Gallery One	26%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Gallery One	132 days
Fort Lauderdale	79 days
Broward	69 days