

# Unit 209 - Regency Tower

209 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10422348
Status:	Active
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Open Space Parking
View:	Ocean View,Water View
List Price:	\$386,500
List PPSF:	\$394
Valuated Price:	\$358,000
Valuated PPSF:	\$341

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

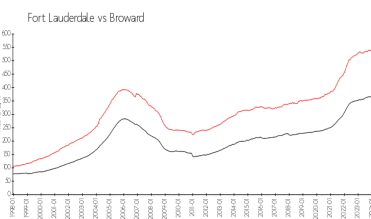
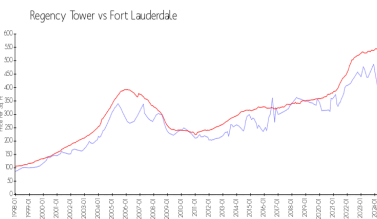
## Building Association Information

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

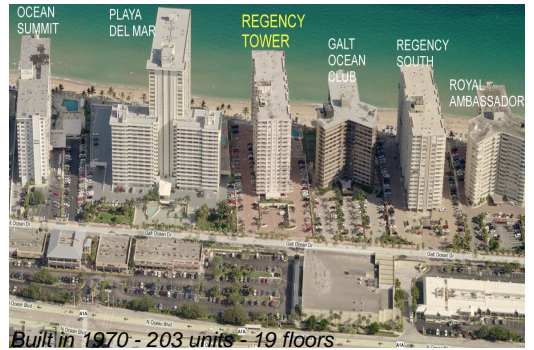


Regency Tower:	\$388/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## 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