

# Unit 1701 - Regency Tower

1701 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10426229  
 Status: Active  
 Size: 1,650 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$875,000  
 List PPSF: \$530  
 Valuated Price: \$953,000  
 Valuated PPSF: \$578

*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: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

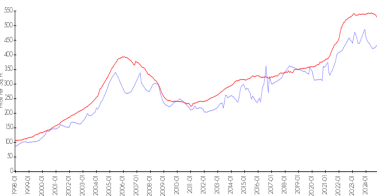
Regency Tower Condo Association  
 (954) 566-8606

## Recent Sales

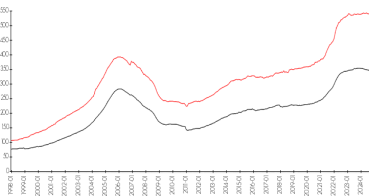
Unit #	Size	Closing Date	Sale Price	PPSF
1109	980 sq ft	Jan 2025	\$360,000	\$367
1804	1,050 sq ft	Dec 2024	\$458,000	\$436
610	1,580 sq ft	Dec 2024	\$650,000	\$411
1406	1,520 sq ft	Sep 2024	\$640,000	\$421
1702	1,580 sq ft	Jul 2024	\$687,000	\$435

## Market Information

Regency Tower vs Fort Lauderdale



Fort Lauderdale vs Broward



Regency Tower: \$440/sq. ft.      Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Regency Tower: 4%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Regency Tower: 94 days  
 Fort Lauderdale: 89 days



Broward

78 days