

Unit 622 - Gallery One

622 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10426243 |
| Status: | Active |
| Size: | 548 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | Intracoastal View |
| List Price: | \$279,000 |
| List PPSF: | \$509 |
| Valuated Price: | \$177,000 |
| Valuated PPSF: | \$323 |

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.

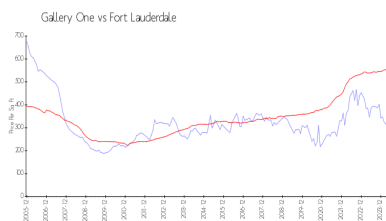
Building Information

| | |
|--|-----|
| 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 |

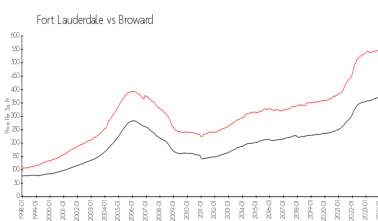
Recent Sales

| 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.



Fort Lauderdale: \$549/sq. ft.
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 |

