

# Unit 17 M - Plaza South

17 M - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10428336  
 Status: Active  
 Size: 1,650 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Ocean View,Pool Area View  
 List Price: \$784,000  
 List PPSF: \$475  
 Valuated Price: \$891,000  
 Valuated PPSF: \$540

*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: 335  
 Number of active listings for rent: 7  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

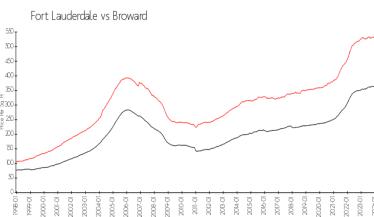
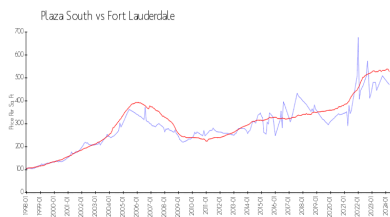
## Building Association Information

Plaza South Association inc  
 (954) 565-0777

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH M	1,650 sq ft	Dec 2023	\$940,000	\$570
11A	2,400 sq ft	Oct 2023	\$1,000,000	\$417
25D	1,450 sq ft	Oct 2023	\$730,000	\$503
5L	1,650 sq ft	Oct 2023	\$650,000	\$394
11J	1,650 sq ft	Sep 2023	\$690,000	\$418

## Market Information

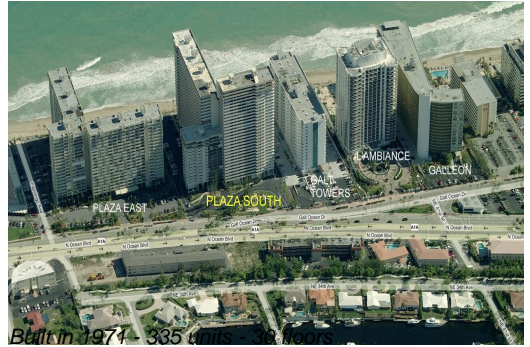


Plaza South: \$471/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.  
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 Broward: \$348/sq. ft.

## Inventory for Sale

Plaza South: 3%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Plaza South  
Fort Lauderdale  
Broward

75 days  
76 days  
67 days