

# Unit 709 - Gallery One

709 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10429929         |
| Status:         | Active            |
| Size:           | 810 Sq ft.        |
| Bedrooms:       | 2                 |
| Full Bathrooms: | 2                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | 1 Space           |
| View:           | Intracoastal View |
| List Price:     | \$259,000         |
| List PPSF:      | \$320             |
| Valuated Price: | \$224,000         |
| Valuated PPSF:  | \$268             |

*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.*

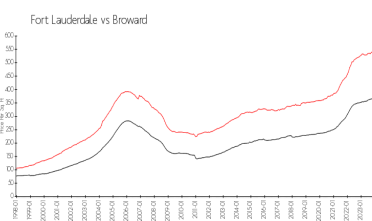
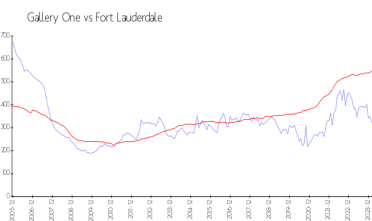
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 231 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 59  |
| Building inventory for sale:             | 25% |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 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 |
| 1115   | 586 sq ft | Jan 2024     | \$178,500  | \$305 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Gallery One:     | \$276/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Gallery One     | 26% |
| Fort Lauderdale | 4%  |
| Broward         | 4%  |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Gallery One     | 125 days |
| Fort Lauderdale | 76 days  |
| Broward         | 67 days  |

