

# Unit 2H - Galt Towers

2H - 4250 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10437284
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Space Rented
View:	Ocean View, Water View
List Price:	\$499,900
List PPSF:	\$370
Valuated Price:	\$450,000
Valuated PPSF:	\$333



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:	260
Number of active listings for rent:	8
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

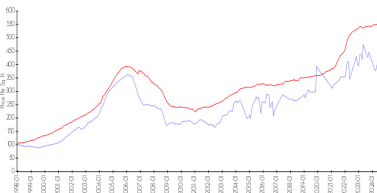
Galt Towers Condominium Association  
(954) 563-7268

## Recent Sales

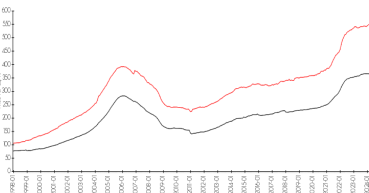
Unit #	Size	Closing Date	Sale Price	PPSF
8G	850 sq ft	Jun 2024	\$336,000	\$395
4P	950 sq ft	May 2024	\$330,000	\$347
15B	1,350 sq ft	Mar 2024	\$575,000	\$426
PH A	1,350 sq ft	Dec 2023	\$530,000	\$393
12P	950 sq ft	Nov 2023	\$350,000	\$368

## Market Information

Galt Towers vs Fort Lauderdale



Fort Lauderdale vs Broward



Galt Towers:	\$355/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Galt Towers	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Galt Towers  
Fort Lauderdale  
Broward

90 days  
84 days  
72 days