

# Unit 1602 - Galleon

1602 - 4100 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10438649
Status:	Active
Size:	1,370 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Ocean View,Direct Ocean
List Price:	\$575,000
List PPSF:	\$420
Valuated Price:	\$454,000
Valuated PPSF:	\$395

*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:	213
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

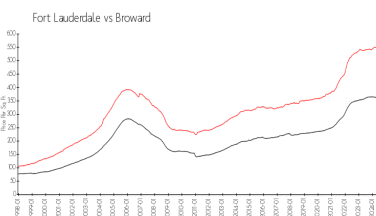
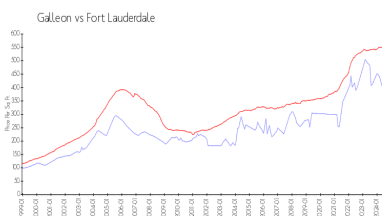
## Building Association Information

Galleon Condominium Apts Inc  
(954) 563-2497

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,370 sq ft	Aug 2024	\$410,000	\$299
1001	2,480 sq ft	May 2024	\$700,000	\$282
1204	1,280 sq ft	Mar 2024	\$521,000	\$407
1804	1,320 sq ft	Jan 2024	\$565,000	\$428
1805	1,500 sq ft	Oct 2023	\$660,000	\$440

## Market Information



Galleon:	\$370/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Galleon	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Galleon	100 days
Fort Lauderdale	84 days
Broward	72 days

