

# Unit 803 - Ocean Summit

803 - 4010 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10438963
Status:	Active
Size:	1,530 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Fee Simple Garage, Guest Parking, Parking-Under Building
View:	Direct Ocean
List Price:	\$935,500
List PPSF:	\$611
Valuated Price:	\$775,000
Valuated PPSF:	\$705

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:	228
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

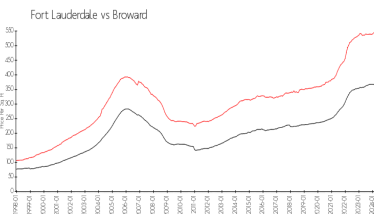
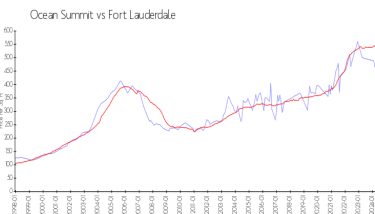
## Building Association Information

Ocean Summit Association inc  
(954) 565-6696 & (954) 568-9946

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,100 sq ft	Jun 2024	\$585,000	\$532
1508	940 sq ft	Jun 2024	\$420,000	\$447
1509	850 sq ft	Jun 2024	\$360,000	\$424
810	1,190 sq ft	Jun 2024	\$590,000	\$496
908	870 sq ft	May 2024	\$350,000	\$402
1612	1,200 sq ft	May 2024	\$547,351	\$456
203	1,520 sq ft	May 2024	\$675,000	\$444

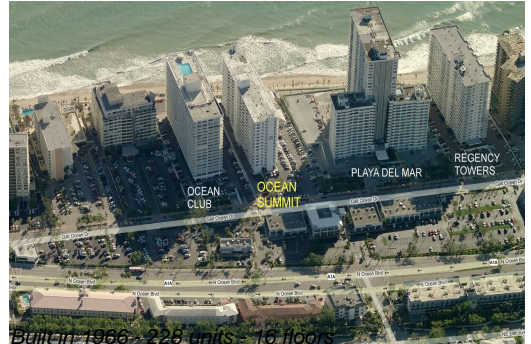
## Market Information



Ocean Summit:	\$481/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Ocean Summit	3%
Fort Lauderdale	4%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Ocean Summit	83 days
Fort Lauderdale	82 days
Broward	70 days