

Unit 25 D - Plaza South

25 D - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10440646
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$699,000
List PPSF:	\$482
Valuated Price:	\$495,000
Valuated PPSF:	\$341

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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

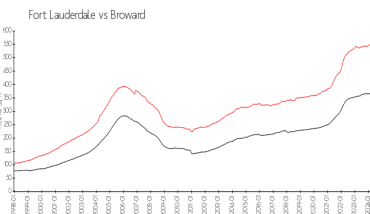
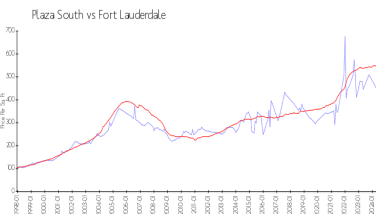
Building Association Information

Plaza South Association inc
(954) 565-0777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
17M	1,650 sq ft	Aug 2024	\$695,000	\$421
21H	1,650 sq ft	Jun 2024	\$895,000	\$542
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

Market Information

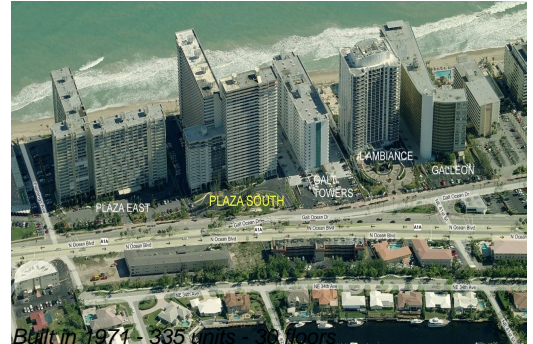


Plaza South: \$419/sq. ft.
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale

Plaza South	4%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Plaza South	99 days
Fort Lauderdale	84 days
Broward	72 days