

# Unit 1009 - Galleon

1009 - 4100 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10441975  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Ocean View, Direct Ocean  
 List Price: \$575,000  
 List PPSF: \$500  
 Valuated Price: \$457,000  
 Valuated PPSF: \$397

*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: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

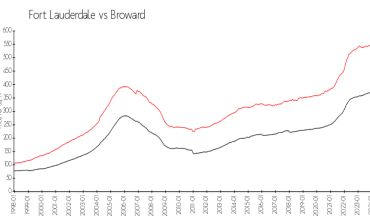
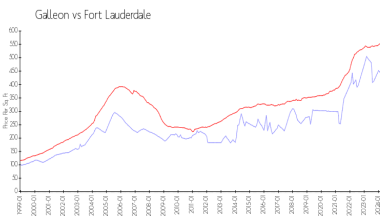
## Building Association Information

Galleon Condominium Apts Inc  
 (954) 563-2497

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1803	1,360 sq ft	Aug 2023	\$555,000	\$408

## Market Information



Galleon: \$378/sq. ft.      Fort Lauderdale: \$549/sq. ft.  
 Fort Lauderdale: \$549/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Galleon: 5%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Galleon  
Fort Lauderdale  
Broward

98 days  
80 days  
69 days