

Unit 726 - Gallery One

726 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10443313
Status:	Active
Size:	515 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$235,000
List PPSF:	\$456
Valuated Price:	\$154,000
Valuated PPSF:	\$406

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.

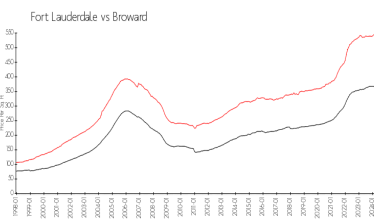
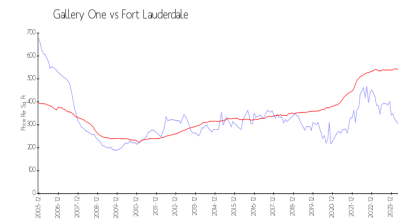
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	55
Building inventory for sale:	23%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1126	379 sq ft	Jul 2024	\$190,000	\$501
1022	548 sq ft	May 2024	\$220,000	\$401
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259
1420	554 sq ft	Apr 2024	\$110,000	\$199
415	586 sq ft	Apr 2024	\$155,000	\$265
1224	639 sq ft	Apr 2024	\$200,000	\$313

Market Information



Gallery One:	\$312/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Gallery One	24%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gallery One	131 days
Fort Lauderdale	82 days
Broward	70 days

