

# Unit 805 - Regency South

805 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10443777
Status:	Active
Size:	1,580 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Ocean View,Water View
List Price:	\$735,000
List PPSF:	\$465
Valuated Price:	\$639,000
Valuated PPSF:	\$358

*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:	203
Number of active listings for rent:	5
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

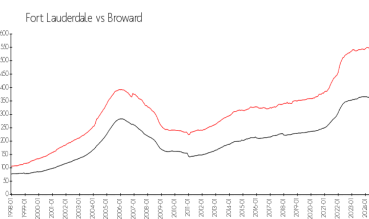
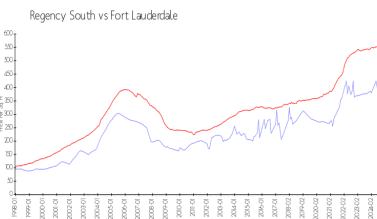
## Building Association Information

Regency Tower South Association inc  
(954) 564-8554

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
807	1,853 sq ft	Jul 2024	\$700,000	\$378
401	1,634 sq ft	Jul 2024	\$850,000	\$520
205	1,580 sq ft	Jul 2024	\$538,000	\$341
304	980 sq ft	Jun 2024	\$435,000	\$444
903	980 sq ft	Jun 2024	\$485,000	\$495

## Market Information



Regency South:	\$366/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Regency South	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Regency South  
Fort Lauderdale  
Broward

119 days  
84 days  
72 days