

Unit 211 - Regency South

211 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10445089
Status:	Active
Size:	2,323 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	Direct Ocean
List Price:	\$1,079,000
List PPSF:	\$464
Valuated Price:	\$857,000
Valuated PPSF:	\$369

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

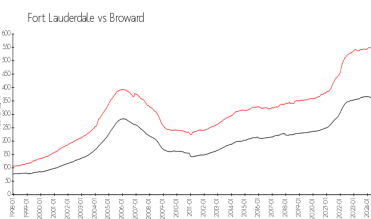
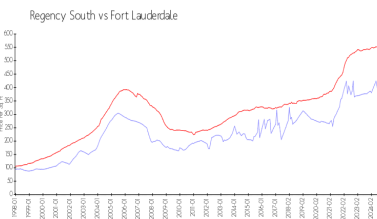
Building Association Information

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