

Unit 23 M - Plaza South

23 M - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10446757
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View
List Price:	\$859,000
List PPSF:	\$521
Valuated Price:	\$843,000
Valuated PPSF:	\$511

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

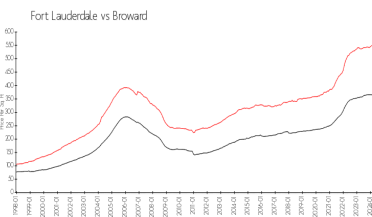
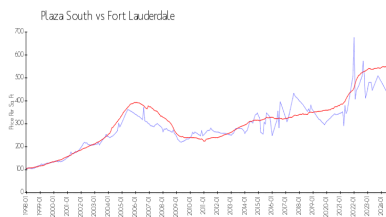
Building Association Information

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.
Fort Lauderdale:	\$547/sq. ft.	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
Fort Lauderdale
Broward

99 days
84 days
72 days