

Unit 408 - Regency South

408 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10447225
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Deeded Parking, Parking-Under Building
 View: Ocean View, Water View
 List Price: \$399,000
 List PPSF: \$336
 Valuated Price: \$388,000
 Valuated PPSF: \$327

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

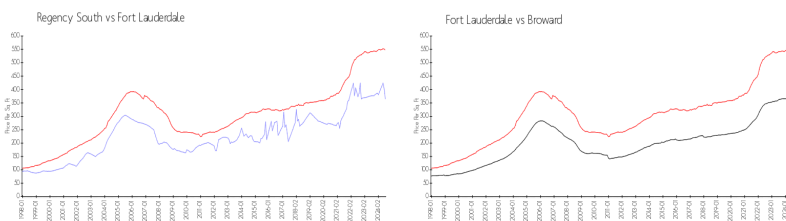
Building Association Information

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

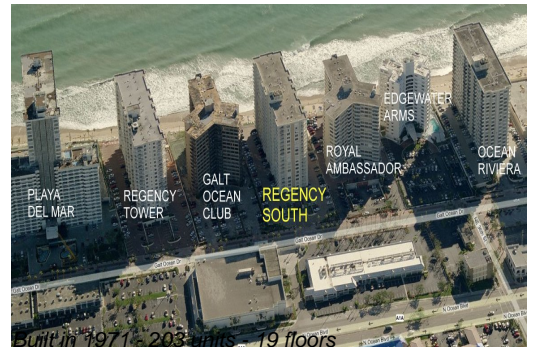


Regency South: \$366/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Broward: \$346/sq. ft.

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