

# Unit 1044 NE 18th Ave # 204 - Galleria Lofts

1044 NE 18th Ave # 204 - 1025 NE 18 Ave, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10447260  
 Status: Active  
 Size: 1,806 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View: Other View  
 List Price: \$625,000  
 List PPSF: \$346  
 Valuated Price: \$636,000  
 Valuated PPSF: \$352

*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: 48  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

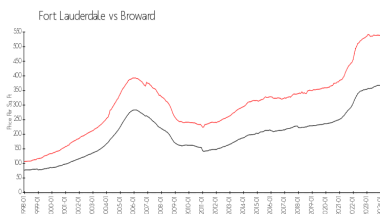
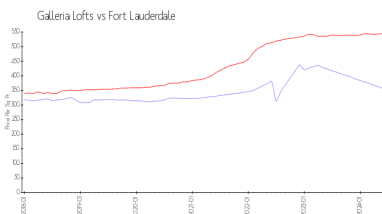
GALLERIA LOFTS  
 1025 NE 18 Avenue, #102  
 Ft. Lauderdale, FL 33304  
 954-703-6568

<http://gallerialoftsfl.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,911 sq ft	Apr 2024	\$625,000	\$327
102	1,500 sq ft	Feb 2024	\$600,000	\$400

## Market Information

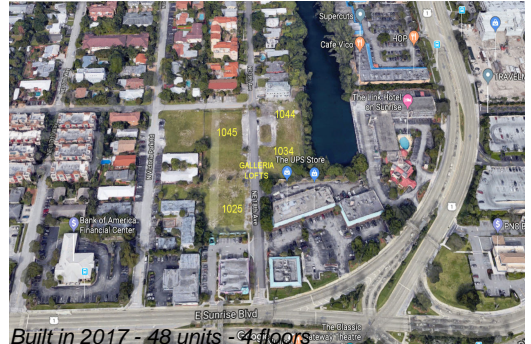


Galleria Lofts: \$356/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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

## Inventory for Sale

Galleria Lofts: 6%  
 Fort Lauderdale: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Galleria Lofts	79 days
Fort Lauderdale	82 days
Broward	70 days