

Unit 1044 NE 18th Ave # 102 - Galleria Lofts

1044 NE 18th Ave # 102 - 1025 NE 18 Ave, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10449039
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking, Street Parking
 View: Garden View
 List Price: \$625,000
 List PPSF: \$417
 Valuated Price: \$431,000
 Valuated PPSF: \$287

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: 1
 Number of sales over the last 3 months: 0

Building Association Information

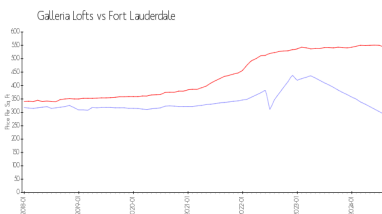
GALLERIA LOFTS
 1025 NE 18 Avenue, #102
 Ft. Lauderdale, FL 33304
 954-703-6568

<http://gallerialoftsfl.com/>

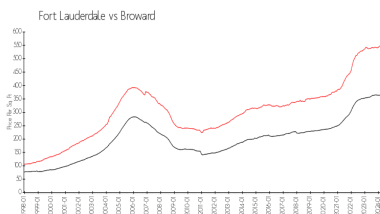
Recent Sales

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



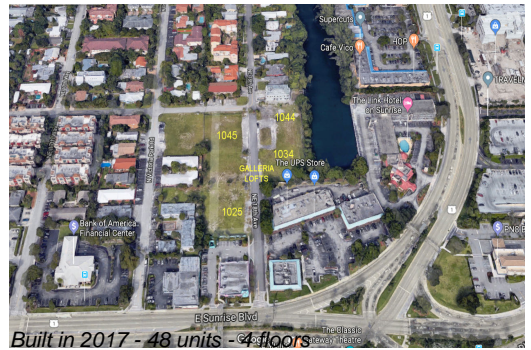
Galleria Lofts: \$294/sq. ft.
 Fort Lauderdale: \$545/sq. ft.



Fort Lauderdale: \$545/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

Galleria Lofts: 6%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Galleria Lofts	79 days
Fort Lauderdale	84 days
Broward	72 days