

# Unit 102 - Regency South

102 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | F10450981              |
| Status:         | Closed                 |
| Size:           | 1,787 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 0                      |
| Parking Spaces: | 2 Spaces, Not Assigned |
| View:           |                        |
| Rental Price:   | \$6,500                |
| List PPSF:      | \$4                    |
| Valuated Price: | \$626,000              |
| Valuated PPSF:  | \$350                  |

*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

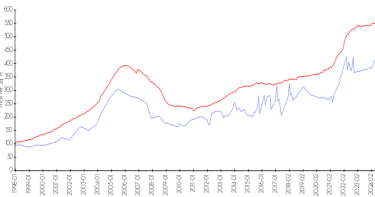
|  |     |
|--|-----|
| Number of units:                         | 203 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

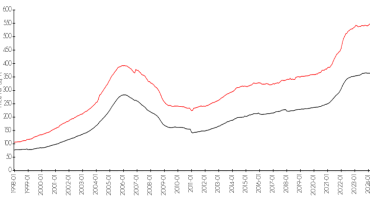
Regency Tower South Association inc  
(954) 564-8554

## Market Information

Regency South vs Fort Lauderdale



Fort Lauderdale vs Broward



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Regency South:   | \$367/sq. ft. | Fort Lauderdale: | \$545/sq. ft. |
| Fort Lauderdale: | \$545/sq. ft. | Broward:         | \$345/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Regency South   | 5% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Regency South   | 114 days |
| Fort Lauderdale | 84 days  |
| Broward         | 72 days  |

