

Unit 826 - Gallery One

826 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10457071
Status:	Active
Size:	379 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$189,500
List PPSF:	\$500
Valuated Price:	\$122,000
Valuated PPSF:	\$322

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.

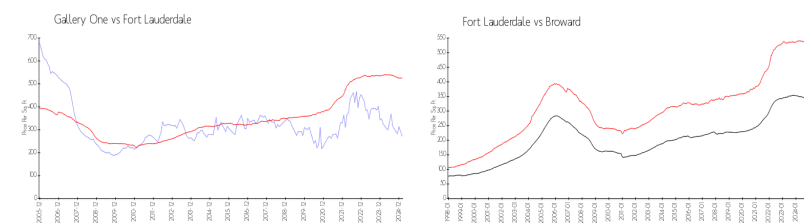
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	65
Building inventory for sale:	28%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
615	586 sq ft	Mar 2025	\$126,000	\$215
709	810 sq ft	Mar 2025	\$185,000	\$228
1420	554 sq ft	Feb 2025	\$140,000	\$253
1428	585 sq ft	Feb 2025	\$210,000	\$359
503	548 sq ft	Dec 2024	\$160,000	\$292
717	548 sq ft	Dec 2024	\$160,000	\$292
1026	379 sq ft	Dec 2024	\$182,500	\$482
328	585 sq ft	Dec 2024	\$150,000	\$256

Market Information



Gallery One:	\$243/sq. ft.	Fort Lauderdale:	\$521/sq. ft.
Fort Lauderdale:	\$521/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Gallery One	28%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Gallery One	112 days
Fort Lauderdale	92 days
Broward	83 days

