

Unit 505 - Regency South

505 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10460345
 Status: Active
 Size: 1,787 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Ocean View, Pool Area View
 List Price: \$628,000
 List PPSF: \$351
 Valuated Price: \$601,000
 Valuated PPSF: \$336

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: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

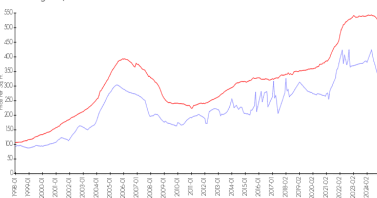
Regency Tower South Association inc
 (954) 564-8554

Recent Sales

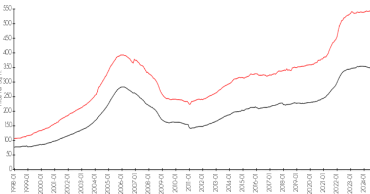
Unit #	Size	Closing Date	Sale Price	PPSF
711	2,080 sq ft	Jan 2025	\$955,000	\$459
711	2,323 sq ft	Nov 2024	\$850,000	\$366
211	2,323 sq ft	Sep 2024	\$950,000	\$409
804	1,187 sq ft	Sep 2024	\$452,375	\$381
807	1,853 sq ft	Jul 2024	\$700,000	\$378
401	1,634 sq ft	Jul 2024	\$850,000	\$520
205	1,580 sq ft	Jul 2024	\$538,000	\$341

Market Information

Regency South vs Fort Lauderdale



Fort Lauderdale vs Broward



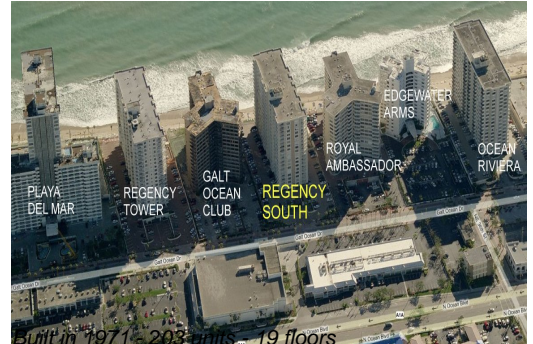
Regency South: \$355/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Regency South: 3%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Regency South: 91 days
 Fort Lauderdale: 89 days



Broward

78 days