

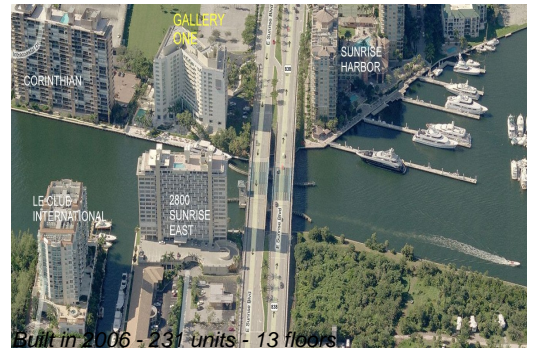
Unit 1219 - Gallery One

1219 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10460395
Status:	Active
Size:	554 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Other View
List Price:	\$199,900
List PPSF:	\$361
Valuated Price:	\$155,000
Valuated PPSF:	\$280

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.



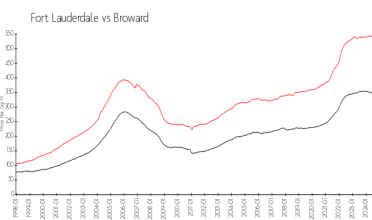
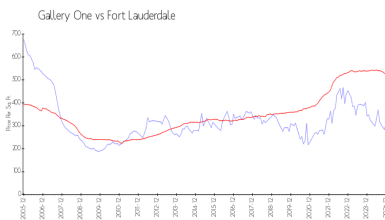
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	61
Building inventory for sale:	26%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
407	548 sq ft	Nov 2024	\$152,500	\$278
532	643 sq ft	Nov 2024	\$143,000	\$222
911	341 sq ft	Nov 2024	\$130,000	\$381

Market Information



Gallery One:	\$316/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Gallery One	26%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Gallery One	145 days
Fort Lauderdale	90 days
Broward	78 days