

Unit 1422 - Gallery One

1422 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10464156
 Status: Active
 Size: 548 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Valet Parking
 View: Intracoastal View, Ocean View, Direct Ocean
 List Price: \$289,000
 List PPSF: \$527
 Valuated Price: \$170,000
 Valuated PPSF: \$310

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

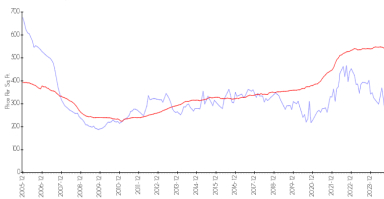
Number of units: 231
 Number of active listings for rent: 0
 Number of active listings for sale: 58
 Building inventory for sale: 25%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Recent Sales

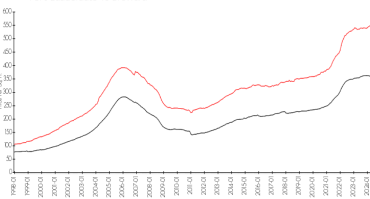
Unit #	Size	Closing Date	Sale Price	PPSF
407	548 sq ft	Nov 2024	\$152,500	\$278
532	643 sq ft	Nov 2024	\$143,000	\$222
911	341 sq ft	Nov 2024	\$130,000	\$381
320	554 sq ft	Oct 2024	\$140,000	\$253
519	554 sq ft	Aug 2024	\$192,000	\$347

Market Information

Gallery One vs Fort Lauderdale



Fort Lauderdale vs Broward



Gallery One:	\$264/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Gallery One: 25%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Gallery One: 143 days
 Fort Lauderdale: 87 days
 Broward: 75 days

