

Unit 1009 - Gallery One

1009 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10465513
 Status: Active
 Size: 836 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$299,000
 List PPSF: \$358
 Valuated Price: \$201,000
 Valuated PPSF: \$240

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.

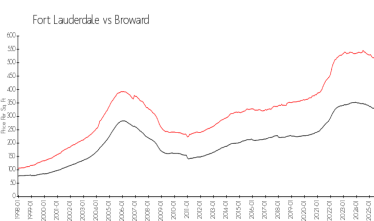
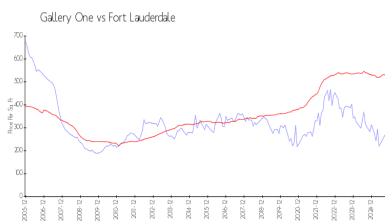
Building Information

Number of units: 231
 Number of active listings for rent: 0
 Number of active listings for sale: 41
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	341 sq ft	Oct 2025	\$100,000	\$293
1002	470 sq ft	Oct 2025	\$128,500	\$273
722	548 sq ft	Sep 2025	\$156,000	\$285
1226	379 sq ft	Sep 2025	\$139,900	\$369
724	639 sq ft	May 2025	\$154,500	\$242
1418	548 sq ft	May 2025	\$132,000	\$241
1421	548 sq ft	May 2025	\$100,000	\$182
1103	548 sq ft	May 2025	\$150,000	\$274

Market Information



Gallery One:	\$241/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Gallery One	18%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gallery One	152 days
Fort Lauderdale	101 days
Broward	88 days

