

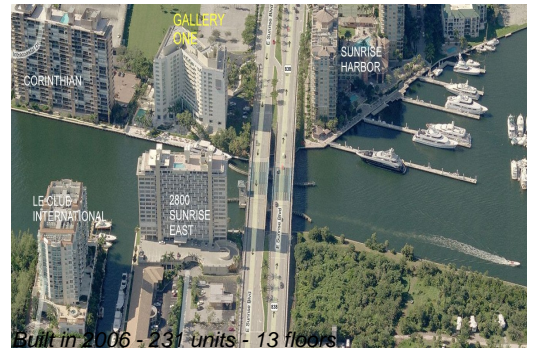
Unit 615 - Gallery One

615 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10466289
Status:	Active
Size:	586 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Other View
List Price:	\$179,000
List PPSF:	\$305
Valuated Price:	\$129,000
Valuated PPSF:	\$220

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.



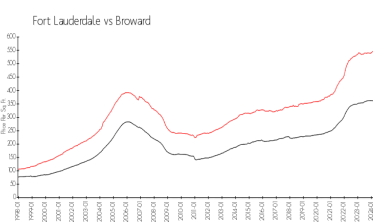
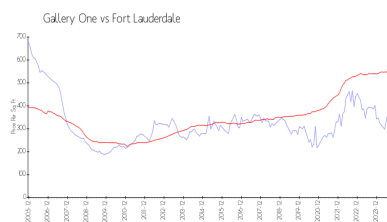
Building Information

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:	\$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