

# Unit 1512 - Galleon

1512 - 4100 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10471394  
 Status: Active  
 Size: 2,900 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Ocean View,Direct Ocean  
 List Price: \$2,229,000  
 List PPSF: \$769  
 Valuated Price: \$1,390,000  
 Valuated PPSF: \$479

*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: 213  
 Number of active listings for rent: 3  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

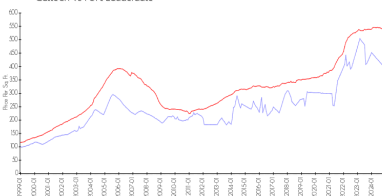
Galleon Condominium Apts Inc  
 (954) 563-2497

## Recent Sales

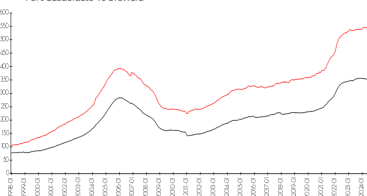
Unit #	Size	Closing Date	Sale Price	PPSF
310	1,950 sq ft	Dec 2024	\$683,000	\$350
912	2,900 sq ft	Nov 2024	\$1,350,000	\$466
805	1,500 sq ft	Nov 2024	\$500,000	\$333
1609	1,190 sq ft	Sep 2024	\$469,050	\$394
1002	1,370 sq ft	Aug 2024	\$410,000	\$299

## Market Information

Galleon vs Fort Lauderdale



Fort Lauderdale vs Broward



Galleon: \$401/sq. ft. Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

## Inventory for Sale

Galleon 5%  
 Fort Lauderdale 6%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Galleon 123 days  
 Fort Lauderdale 89 days  
 Broward 76 days

