

Unit 326 - Gallery One

326 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10471650
Status:	Active
Size:	379 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Intracoastal View
List Price:	\$135,000
List PPSF:	\$356
Valuated Price:	\$135,000
Valuated PPSF:	\$356

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.

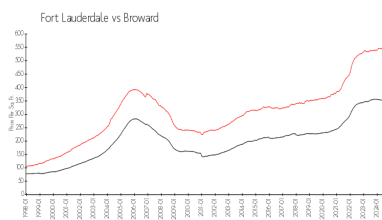
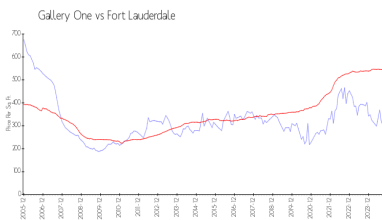
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	60
Building inventory for sale:	25%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

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: \$283/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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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	142 days
Fort Lauderdale	89 days
Broward	76 days

