

# Unit 622 - Gallery One

622 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10472354  
 Status: Active  
 Size: 548 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View: Intracoastal View  
 List Price: \$230,000  
 List PPSF: \$420  
 Valuated Price: \$188,000  
 Valuated PPSF: \$343

*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.*

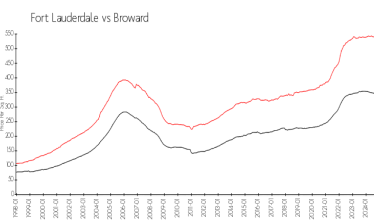
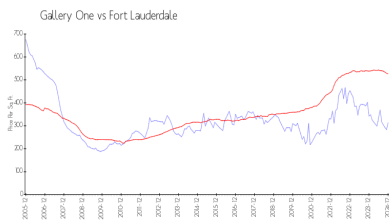
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 59  
 Building inventory for sale: 25%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## 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: \$316/sq. ft.  
 Fort Lauderdale: \$527/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: 145 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days

