

Unit 16 A - Plaza South

16 A - 4280 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10474078
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,799,000
List PPSF:	\$750
Valuated Price:	\$1,123,000
Valuated PPSF:	\$468

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:	335
Number of active listings for rent:	7
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

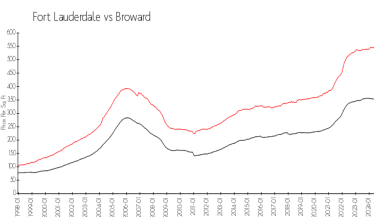
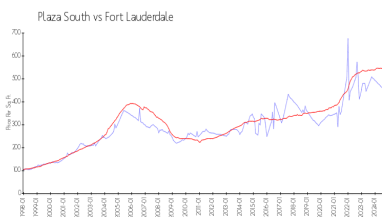
Building Association Information

Plaza South Association inc
(954) 565-0777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11K	1,650 sq ft	Dec 2024	\$722,000	\$438
17M	1,650 sq ft	Aug 2024	\$695,000	\$421
21H	1,650 sq ft	Jun 2024	\$895,000	\$542

Market Information



Plaza South:	\$442/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Plaza South	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Plaza South	150 days
Fort Lauderdale	89 days
Broward	76 days

