

# Unit 301 - Gallery One

301 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10484054  
 Status: Active  
 Size: 636 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Valet Parking  
 View:  
 List Price: \$139,900  
 List PPSF: \$220  
 Valuated Price: \$149,000  
 Valuated PPSF: \$234

*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.*

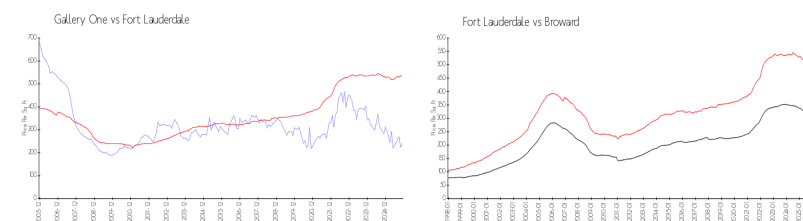
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 41  
 Building inventory for sale: 17%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	341 sq ft	Oct 2025	\$100,000	\$293
1002	470 sq ft	Oct 2025	\$128,500	\$273
722	548 sq ft	Sep 2025	\$156,000	\$285
1226	379 sq ft	Sep 2025	\$139,900	\$369
724	639 sq ft	May 2025	\$154,500	\$242
1418	548 sq ft	May 2025	\$132,000	\$241
1421	548 sq ft	May 2025	\$100,000	\$182
1103	548 sq ft	May 2025	\$150,000	\$274

## Market Information



Gallery One:	\$241/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Gallery One	18%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Gallery One	135 days
Fort Lauderdale	100 days
Broward	87 days

