

# Unit 1807 - Regency South

1807 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10503665  
 Status: Active  
 Size: 1,660 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Deeded Parking  
 View:  
 List Price: \$775,000  
 List PPSF: \$467  
 Valuated Price: \$624,000  
 Valuated PPSF: \$337

*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: 203  
 Number of active listings for rent: 5  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

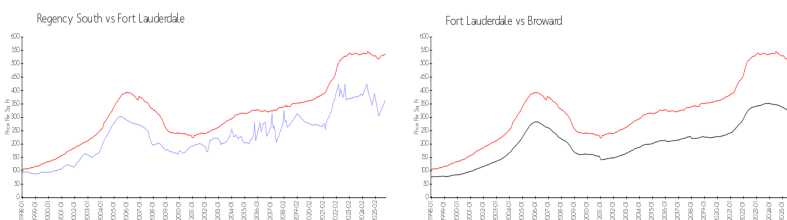
Regency Tower South Association inc  
 (954) 564-8554

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2008	980 sq ft	Nov 2025	\$410,000	\$418
109	980 sq ft	Sep 2025	\$290,000	\$296
604	1,187 sq ft	Jun 2025	\$435,000	\$366
2009	1,187 sq ft	May 2025	\$380,000	\$320
711	2,080 sq ft	Jan 2025	\$955,000	\$459

## Market Information



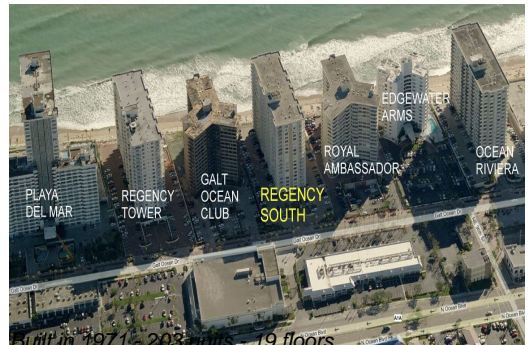
Regency South: \$364/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Regency South: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Regency South: 95 days



Fort Lauderdale  
Broward

101 days  
88 days