

# Unit 20 A - Plaza South

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

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | F10535961                             |
| Status:         | Active                                |
| Size:           | 2,400 Sq ft.                          |
| Bedrooms:       | 3                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           |                                       |
| List Price:     | \$1,450,000                           |
| List PPSF:      | \$604                                 |
| Valuated Price: | \$1,068,000                           |
| Valuated PPSF:  | \$445                                 |

*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:      | 13  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

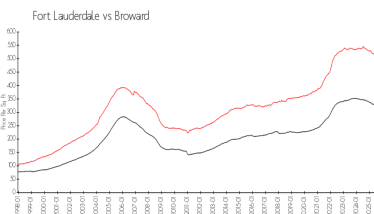
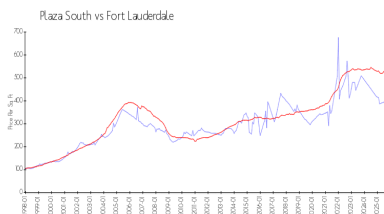
Plaza South Association inc  
(954) 565-0777

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 24-K   | 1,650 sq ft | Dec 2025     | \$575,000  | \$348 |
| 10L    | 1,650 sq ft | Nov 2025     | \$625,000  | \$379 |
| 20L    | 1,650 sq ft | Sep 2025     | \$570,000  | \$345 |
| 17G    | 1,450 sq ft | Sep 2025     | \$475,000  | \$328 |
| 4B     | 1,650 sq ft | Mar 2025     | \$743,200  | \$450 |
| 11G    | 1,450 sq ft | Mar 2025     | \$460,000  | \$317 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Plaza South:     | \$404/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Plaza South     | 4% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Plaza South  
Fort Lauderdale  
Broward

149 days  
100 days  
88 days