

# Unit 2004 - Regency Tower

2004 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10546224  
 Status: Pending  
 Size: 980 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Open  
 View: Ocean, Intracoastal, Water  
 List Price: \$449,000  
 List PPSF: \$458  
 Valuated Price: \$380,000  
 Valuated PPSF: \$362

*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: 3  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

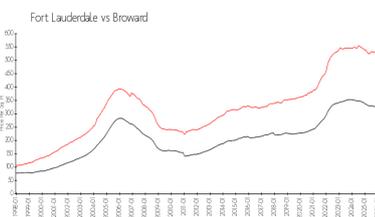
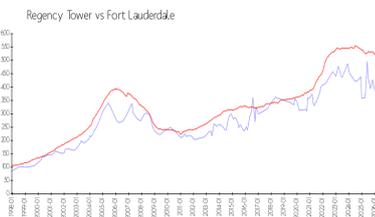
Regency Tower Condo Association  
 (954) 566-8606

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,650 sq ft	Feb 2026	\$500,000	\$303
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311	2,150 sq ft	Jan 2026	\$1,225,000	\$570
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305	1,450 sq ft	Dec 2025	\$300,000	\$207
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## Market Information



Regency Tower: \$344/sq. ft.      Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.      Broward: \$306/sq. ft.

## Inventory for Sale

Regency Tower: 4%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Regency Tower  
Fort Lauderdale  
Broward

121 days  
103 days  
89 days