

# Unit 326 - Gallery One

326 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10546538  
 Status: Active  
 Size: 379 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet  
 View: Intracoastal  
 List Price: \$110,000  
 List PPSF: \$290  
 Valuated Price: \$94,000  
 Valuated PPSF: \$248

*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.*

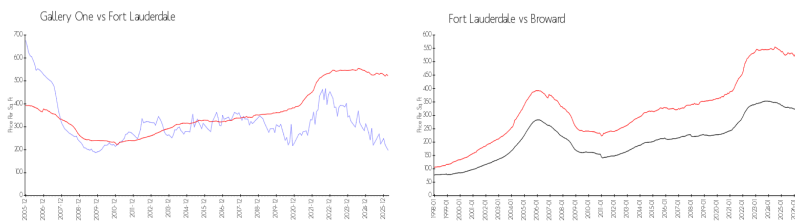
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 44  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	591 sq ft	Mar 2026	\$108,000	\$183
724	639 sq ft	Mar 2026	\$150,000	\$235
603	548 sq ft	Mar 2026	\$115,000	\$210
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332	643 sq ft	Feb 2026	\$80,000	\$124
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## Market Information



Gallery One: \$198/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$304/sq. ft.

## Inventory for Sale

Gallery One: 19%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Gallery One: 184 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days

