

Unit 409 - Gallery One

409 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: R11136862
 Status: Active
 Size: 836 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Deeded, Garage
 View: Intracoastal, Pool
 List Price: \$320,000
 List PPSF: \$383
 Valuated Price: \$155,000
 Valuated PPSF: \$185

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.

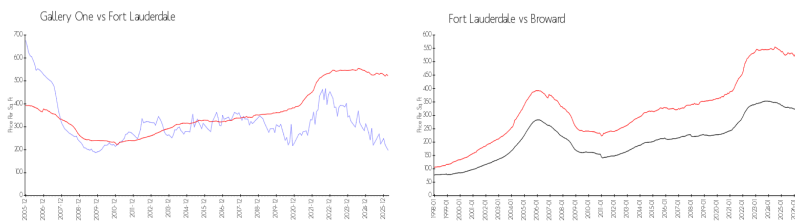
Building Information

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

