

# Unit 602 - Gallery One

602 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-10873167  
 Status: Active  
 Size: 470 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Intracoastal,Ocean  
 List Price: \$165,000  
 List PPSF: \$351  
 Valuated Price: \$171,000  
 Valuated PPSF: \$364

*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.*

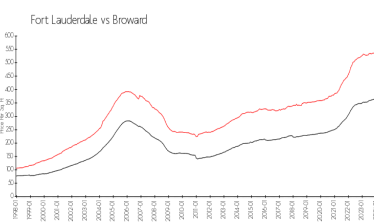
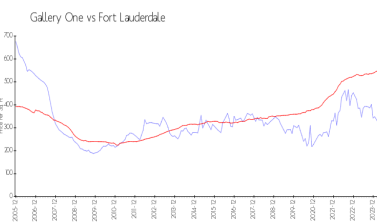
## Building Information

Number of units: 231  
 Number of active listings for rent: 0  
 Number of active listings for sale: 52  
 Building inventory for sale: 22%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1420	554 sq ft	Apr 2024	\$110,000	\$199
415	586 sq ft	Apr 2024	\$155,000	\$265
1224	639 sq ft	Apr 2024	\$200,000	\$313
1115	586 sq ft	Jan 2024	\$178,500	\$305
721	548 sq ft	Dec 2023	\$255,000	\$465

## Market Information



Gallery One: \$324/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.  
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 Broward: \$349/sq. ft.

## Inventory for Sale

Gallery One: 23%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Gallery One: 131 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

