

Unit 1202 - Gallery One

1202 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: RX-10873177
 Status: Active
 Size: 470 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View: Intracoastal,Ocean
 List Price: \$199,999
 List PPSF: \$426
 Valuated Price: \$155,000
 Valuated PPSF: \$330

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.

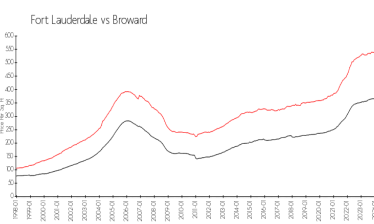
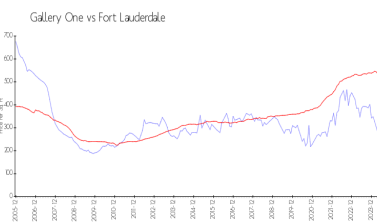
Building Information

Number of units: 231
 Number of active listings for rent: 0
 Number of active listings for sale: 60
 Building inventory for sale: 25%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259
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

Market Information



Gallery One: \$276/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
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 Broward: \$353/sq. ft.

Inventory for Sale

Gallery One: 26%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Gallery One: 123 days
 Fort Lauderdale: 78 days
 Broward: 68 days

