

# Unit 109 - Gardens by the Sea

109 - 1501 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

## Unit Information

MLS Number: RX-10975581  
 Status: Pending  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Garden  
 List Price: \$359,000  
 List PPSF: \$359  
 Valuated Price: \$348,000  
 Valuated PPSF: \$348

*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: 90  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

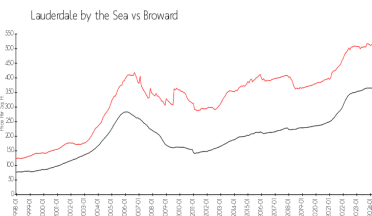
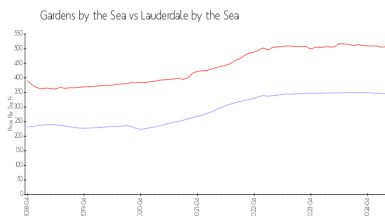
Gardens by the Sea Condos  
 Address: 1501 S Ocean Blvd,  
 Pompano Beach, FL 33062  
 Phone: +1 954-366-4830

<https://www.gardensbytheseacondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
116	850 sq ft	Aug 2024	\$290,000	\$341
116	889 sq ft	Mar 2024	\$300,000	\$337
317	850 sq ft	Mar 2024	\$295,000	\$347
211	1,000 sq ft	Dec 2023	\$365,000	\$365

## Market Information



Gardens by the Sea: \$352/sq. ft.

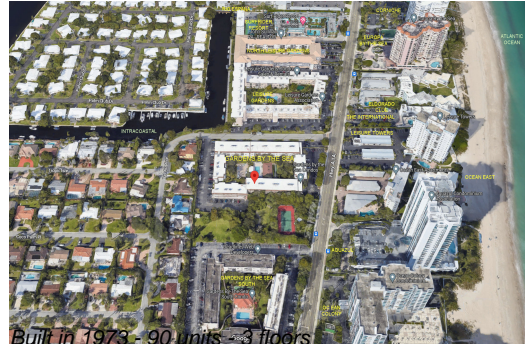
Lauderdale by the Sea: \$507/sq. ft.

Lauderdale by the Sea: \$507/sq. ft.

Broward: \$351/sq. ft.

## Inventory for Sale

Gardens by the Sea: 6%  
 Lauderdale by the Sea: 3%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Gardens by the Sea	97 days
Lauderdale by the Sea	83 days
Broward	72 days