

# Unit 2008 - Regency South

2008 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	RX-11007469
Status:	Active
Size:	1,187 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Guest,Open
View:	Ocean
List Price:	\$479,900
List PPSF:	\$404
Valuated Price:	\$458,000
Valuated PPSF:	\$386

*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:	203
Number of active listings for rent:	5
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

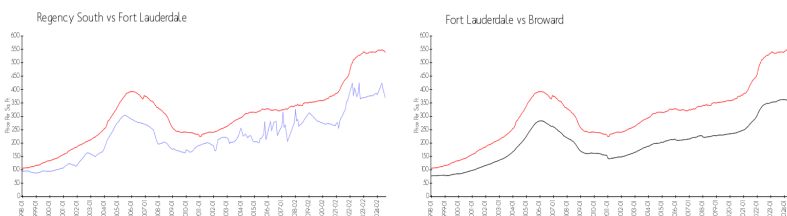
## Building Association Information

Regency Tower South Association inc  
(954) 564-8554

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
711	2,323 sq ft	Nov 2024	\$850,000	\$366
211	2,323 sq ft	Sep 2024	\$950,000	\$409
804	1,187 sq ft	Sep 2024	\$452,375	\$381
807	1,853 sq ft	Jul 2024	\$700,000	\$378
401	1,634 sq ft	Jul 2024	\$850,000	\$520
205	1,580 sq ft	Jul 2024	\$538,000	\$341

## Market Information



Regency South:	\$369/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Regency South	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Regency South	113 days
Fort Lauderdale	86 days
Broward	74 days

