

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

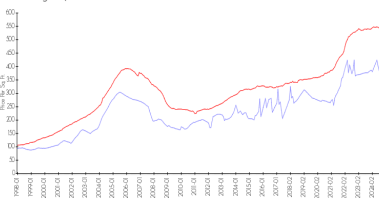
Regency Tower South Association inc
 (954) 564-8554

Recent Sales

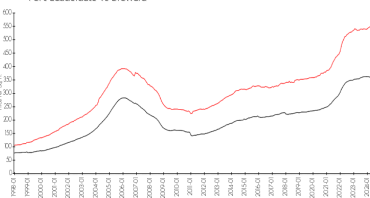
Unit #	Size	Closing Date	Sale Price	PPSF
711	2,323 sq ft	Nov 2024	\$850,000	\$366
211	2,323 sq ft	Sep 2024	\$950,000	\$409
804	1,187 sq ft	Sep 2024	\$452,375	\$381
807	1,853 sq ft	Jul 2024	\$700,000	\$378
401	1,634 sq ft	Jul 2024	\$850,000	\$520
205	1,580 sq ft	Jul 2024	\$538,000	\$341

Market Information

Regency South vs Fort Lauderdale



Fort Lauderdale vs Broward



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

