

Unit 610 - Regency Tower

610 - 3850 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: RX-11012187
 Status: Active
 Size: 1,580 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Driveway, Open
 View: Ocean
 List Price: \$689,000
 List PPSF: \$436
 Valuated Price: \$609,000
 Valuated PPSF: \$406

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: 3
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

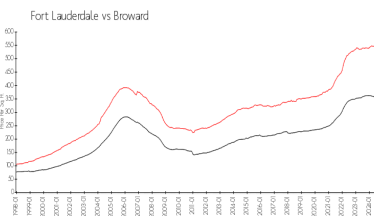
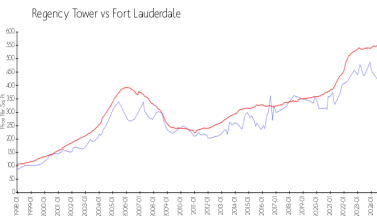
Building Association Information

Regency Tower Condo Association
 (954) 566-8606

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1406	1,520 sq ft	Sep 2024	\$640,000	\$421
1702	1,580 sq ft	Jul 2024	\$687,000	\$435
1801	1,650 sq ft	Jun 2024	\$775,000	\$470
1808	980 sq ft	Jun 2024	\$600,000	\$612
711	2,080 sq ft	Mar 2024	\$1,095,000	\$526

Market Information



Regency Tower:	\$424/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Regency Tower	5%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Regency Tower	89 days
Fort Lauderdale	86 days
Broward	74 days

