

Unit 409 - Gallery One

409 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: RX-11026632
 Status: Active
 Size: 836 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Deeded
 View: Intracoastal, Pool
 List Price: \$349,900
 List PPSF: \$419
 Valuated Price: \$248,000
 Valuated PPSF: \$297

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.

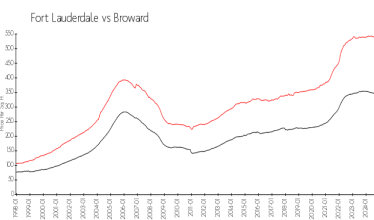
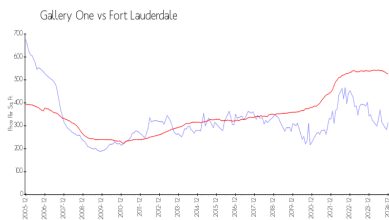
Building Information

Number of units: 231
 Number of active listings for rent: 0
 Number of active listings for sale: 59
 Building inventory for sale: 25%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	548 sq ft	Dec 2024	\$160,000	\$292
717	548 sq ft	Dec 2024	\$160,000	\$292
1026	379 sq ft	Dec 2024	\$182,500	\$482
328	585 sq ft	Dec 2024	\$150,000	\$256
407	548 sq ft	Nov 2024	\$152,500	\$278
532	643 sq ft	Nov 2024	\$143,000	\$222
911	341 sq ft	Nov 2024	\$130,000	\$381

Market Information



Gallery One: \$316/sq. ft.
 Fort Lauderdale: \$527/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Gallery One: 26%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Gallery One: 145 days
 Fort Lauderdale: 89 days
 Broward: 78 days

