

# Unit 505 - Regency South

505 - 3750 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                      |
|-----------------|----------------------|
| MLS Number:     | RX-11132540          |
| Status:         | Active               |
| Size:           | 1,580 Sq ft.         |
| Bedrooms:       | 2                    |
| Full Bathrooms: | 2                    |
| Half Bathrooms: | 0                    |
| Parking Spaces: | 2+ Spaces,Guest,Open |
| View:           | Ocean,Pool           |
| List Price:     | \$625,000            |
| List PPSF:      | \$396                |
| Valuated Price: | \$617,000            |
| Valuated PPSF:  | \$345                |

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:      | 5   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

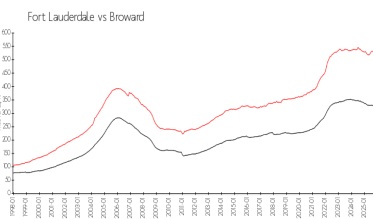
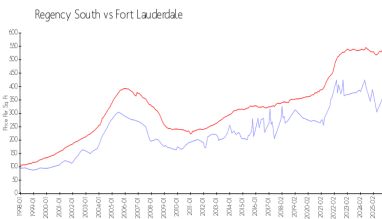
Regency Tower South Association inc  
(954) 564-8554

https://

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2008   | 980 sq ft   | Nov 2025     | \$410,000  | \$418 |
| 109    | 980 sq ft   | Sep 2025     | \$290,000  | \$296 |
| 604    | 1,187 sq ft | Jun 2025     | \$435,000  | \$366 |
| 2009   | 1,187 sq ft | May 2025     | \$380,000  | \$320 |
| 711    | 2,080 sq ft | Jan 2025     | \$955,000  | \$459 |

## Market Information



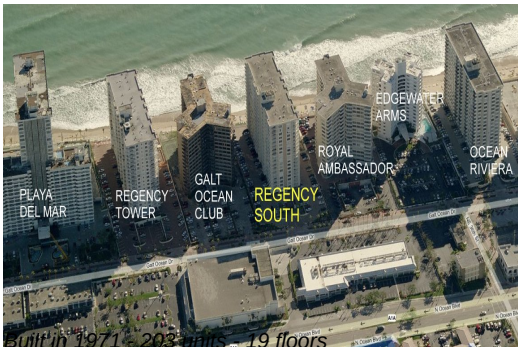
|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Regency South:   | \$364/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Regency South   | 2% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Regency South | 95 days |
|---------------|---------|



Fort Lauderdale  
Broward

100 days  
88 days