

Unit 409 - Gallery One

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

Unit Information

MLS Number:	RX-11136862
Status:	Active
Size:	836 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded
View:	Intracoastal,Pool
List Price:	\$320,000
List PPSF:	\$383
Valuated Price:	\$190,000
Valuated PPSF:	\$227

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.

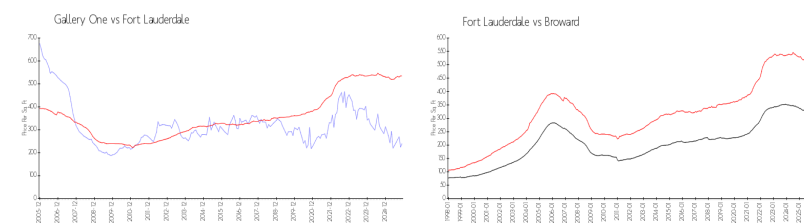
Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	41
Building inventory for sale:	17%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	341 sq ft	Oct 2025	\$100,000	\$293
1002	470 sq ft	Oct 2025	\$128,500	\$273
722	548 sq ft	Sep 2025	\$156,000	\$285
1226	379 sq ft	Sep 2025	\$139,900	\$369
724	639 sq ft	May 2025	\$154,500	\$242
1418	548 sq ft	May 2025	\$132,000	\$241
1421	548 sq ft	May 2025	\$100,000	\$182
1103	548 sq ft	May 2025	\$150,000	\$274

Market Information



Gallery One:	\$241/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Gallery One	18%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Gallery One	152 days
Fort Lauderdale	101 days
Broward	88 days

