

Gallery One, Fort Lauderdale

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-fort-lauderdale/gallery-one/

BY THE NUMBERS

Median listed association fee	\$1,785 / month equivalent	26 active listings stating a fee; middle half \$1,612 to \$1,888
Fort Lauderdale median (same property type)	\$1,175 / month	1258 city listings
For sale today	26	3 under contract
Median asking price	\$147,350	asking range \$89,000 to \$260,000
Closed sales, September 2025 to August 2026	15	1 so far this month
Median sold price, same 12 months	\$125,250	sold range \$80,000 to \$200,000
Sold price vs original asking	77.9%	median across closed sales
Median recorded days on market (closed)	174	MLS cumulative days
Cash purchases	80%	of closed sales
Year built (listings)	1986 to 2006	median 1988
Months of supply	20.8	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Hot water (78.3% of listings stating inclusions)
- Water (73.9% of listings stating inclusions)
- Common areas (69.6% of listings stating inclusions)
- Trash (65.2% of listings stating inclusions)
- Cable TV (60.9% of listings stating inclusions)
- Pool (60.9% of listings stating inclusions)

NEARBY

- Beach: 0.8 mi (Fort Lauderdale Beach)
- Hospital: 1.7 mi (Kindred Hospital - Fort Lauderdale)
- Golf: 3 mi (Coral Ridge Country Club)
- Rail station: 2.4 mi (Fort Lauderdale)
- Marina: 0.1 mi (Sunrise Marina)
- Within 1 mile: 21 restaurants, 12 tennis courts, 5 parks, 3 grocery stores, 3 playgrounds

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Gallery One? Find out what your home is worth, with the same community data behind it:

pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-fort-lauderdale/gallery-one/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Gallery One after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.