

Unit 1606 - Playa del Mar

1606 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11555599 |
| Status: | Active |
| Size: | 1,821 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$979,000 |
| List PPSF: | \$538 |
| Valuated Price: | \$1,042,000 |
| Valuated PPSF: | \$572 |

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: | 370 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

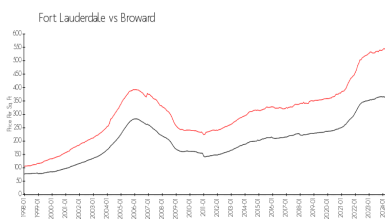
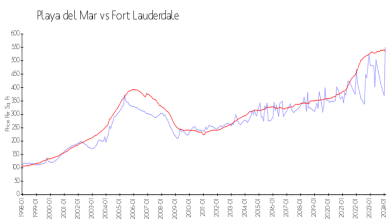
Building Association Information

Playa Del Mar Condominium Association
(954) 561-0990

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 717 | 2,124 sq ft | Apr 2024 | \$1,333,795 | \$628 |
| 609 | 1,209 sq ft | Jan 2024 | \$338,000 | \$280 |
| 309 | 1,209 sq ft | Dec 2023 | \$340,000 | \$281 |
| 1109 | 1,209 sq ft | Oct 2023 | \$360,000 | \$298 |
| 1614 | 1,088 sq ft | Oct 2023 | \$435,000 | \$400 |

Market Information

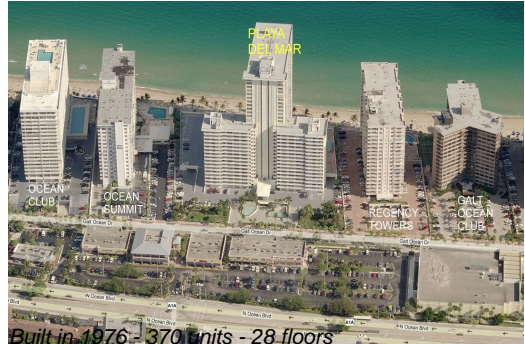


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|------------------|---------------|------------------|---------------|
| Playa del Mar: | \$549/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Playa del Mar | 3% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Playa del Mar
Fort Lauderdale
Broward

90 days
76 days
67 days