

# Unit 1501 - Royal Ambassador

1501 - 3700 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33306

## Unit Information

MLS Number:	F10420907
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking,Space Rented,Valet Parking
View:	Direct Ocean
List Price:	\$749,000
List PPSF:	\$663
Valuated Price:	\$646,000
Valuated PPSF:	\$538

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:	213
Number of active listings for rent:	9
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

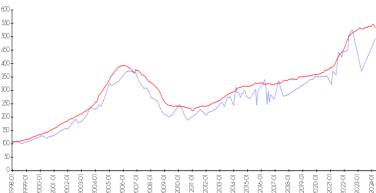
Royal Ambassador Condominium  
(954) 563-4228

## Recent Sales

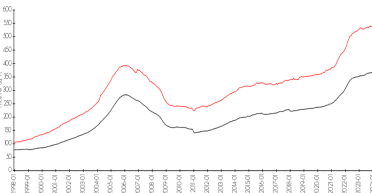
Unit #	Size	Closing Date	Sale Price	PPSF
1604	800 sq ft	Apr 2024	\$429,000	\$536
1703	800 sq ft	Apr 2024	\$460,000	\$575
1712	800 sq ft	Dec 2023	\$400,000	\$500
1215	1,490 sq ft	Oct 2023	\$675,000	\$453
805	1,250 sq ft	Jul 2023	\$775,000	\$620
304	800 sq ft	Jul 2023	\$445,000	\$556

## Market Information

Royal Ambassador vs Fort Lauderdale



Fort Lauderdale vs Broward

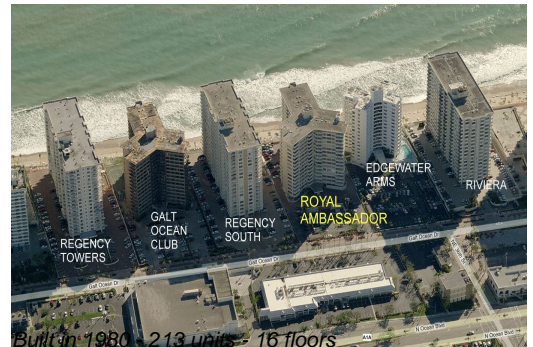


Royal Ambassador: \$493/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Royal Ambassador	3%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Royal Ambassador	77 days
Fort Lauderdale	76 days
Broward	67 days