

Unit 2812A - Playa del Sol

2812A - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10421278 |
| Status: | Active |
| Size: | 1,153 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Deeded Parking, Guest Parking |
| View: | Golf View, Ocean View, Water View |
| List Price: | \$679,000 |
| List PPSF: | \$589 |
| Valuated Price: | \$597,000 |
| Valuated PPSF: | \$518 |

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

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|--|-----|
| Number of units: | 370 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 7 |

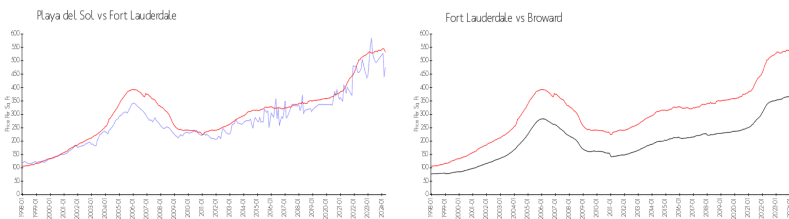
Building Association Information

Playa Del Sol Condominium Association
(954) 565-2507

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 212 | 1,649 sq ft | May 2024 | \$625,000 | \$379 |
| 817 | 2,124 sq ft | Apr 2024 | \$1,200,000 | \$565 |
| 2212A | 1,153 sq ft | Apr 2024 | \$525,000 | \$455 |
| 516 | 1,435 sq ft | Mar 2024 | \$671,000 | \$468 |
| 1616 | 1,435 sq ft | Mar 2024 | \$648,000 | \$452 |
| 2314 | 1,088 sq ft | Mar 2024 | \$519,000 | \$477 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Playa del Sol: | \$475/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Playa del Sol | 4% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Playa del Sol
Fort Lauderdale
Broward

65 days
76 days
67 days