

Unit 1516 - Playa del Sol

1516 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10424864
 Status: Active
 Size: 1,435 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View: Ocean View
 List Price: \$750,000
 List PPSF: \$523
 Valuated Price: \$734,000
 Valuated PPSF: \$511

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: 5
 Number of active listings for sale: 14
 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: 6

Building Association Information

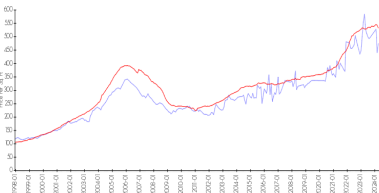
Playa Del Sol Condominium Association
 (954) 565-2507

Recent Sales

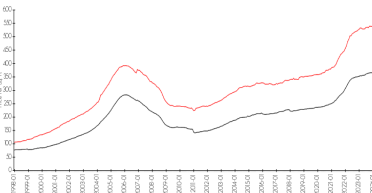
Unit #	Size	Closing Date	Sale Price	PPSF
212	1,649 sq ft	May 2024	\$625,000	\$379
817	2,124 sq ft	Apr 2024	\$1,200,000	\$565
2212A	1,153 sq ft	Apr 2024	\$525,000	\$455
516	1,435 sq ft	Mar 2024	\$671,000	\$468
1616	1,435 sq ft	Mar 2024	\$648,000	\$452
2314	1,088 sq ft	Mar 2024	\$519,000	\$477

Market Information

Playa del Sol vs Fort Lauderdale



Fort Lauderdale vs Broward



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	65 days
Fort Lauderdale	76 days
Broward	67 days