

Unit 704 - Commodore

704 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10429729
 Status: Active Under Contract
 Size: 1,088 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View: Intracoastal View, Ocean View
 List Price: \$459,900
 List PPSF: \$423
 Valuated Price: \$505,000
 Valuated PPSF: \$463

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: 188
 Number of active listings for rent: 2
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

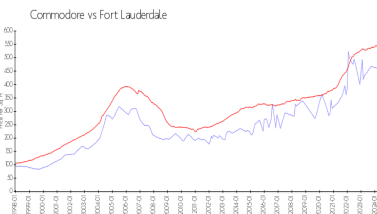
Building Association Information

Commodore Condominium Apartment Inc
 (954) 565-9411

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	1,796 sq ft	Apr 2024	\$695,000	\$387
606	1,827 sq ft	Apr 2024	\$1,130,000	\$619
1211	1,796 sq ft	Mar 2024	\$850,000	\$473
310	1,115 sq ft	Jan 2024	\$519,000	\$465
804	1,054 sq ft	Oct 2023	\$530,000	\$503
1606	1,827 sq ft	Oct 2023	\$1,125,000	\$616
1702	1,642 sq ft	Oct 2023	\$760,000	\$463

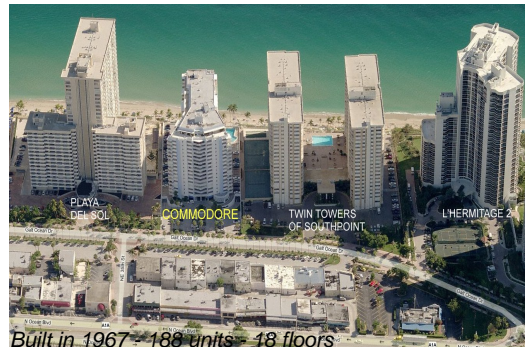
Market Information



Commodore: \$461/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Commodore: 4%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Commodore	108 days
Fort Lauderdale	76 days
Broward	67 days