

Unit 908 - Commodore

908 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

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|-----------------|--|
| MLS Number: | A11486931 |
| Status: | Active |
| Size: | 1,632 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$900,000 |
| List PPSF: | \$551 |
| Valuated Price: | \$709,000 |
| Valuated PPSF: | \$432 |

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: | 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 |

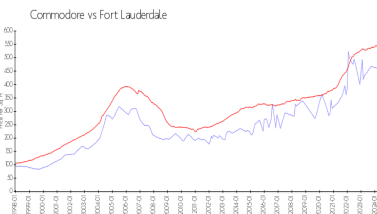
Building Association Information

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 |

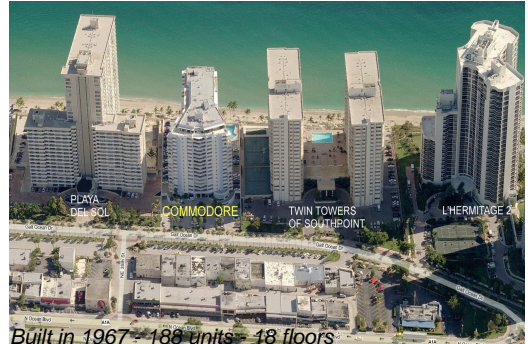
Market Information



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|------------------|---------------|------------------|---------------|
| 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 | 78 days |
| Broward | 68 days |