

# Unit 1803 - Playa del Mar

1803 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10415052  
 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,Pool Area View,Water View  
 List Price: \$739,900  
 List PPSF: \$516  
 Valuated Price: \$838,000  
 Valuated PPSF: \$584

*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: 3  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

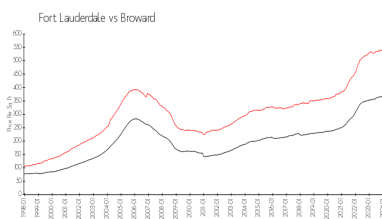
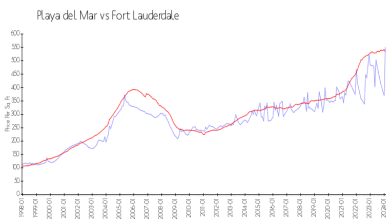
## Building Association Information

Playa Del Mar Condominium Association  
 (954) 561-0990

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
717	2,124 sq ft	Apr 2024	\$1,333,795	\$628
609	1,209 sq ft	Jan 2024	\$338,000	\$280
309	1,209 sq ft	Dec 2023	\$340,000	\$281
1109	1,209 sq ft	Oct 2023	\$360,000	\$298
1614	1,088 sq ft	Oct 2023	\$435,000	\$400

## Market Information

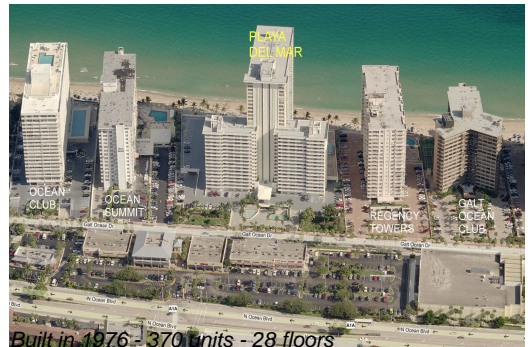


Playa del Mar: \$549/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$353/sq. ft.

## Inventory for Sale

Playa del Mar: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Playa del Mar  
Fort Lauderdale  
Broward

90 days  
78 days  
68 days