

Unit 804 - Playa del Mar

804 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10415145
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	Garden View,Ocean View,Direct Ocean
List Price:	\$509,000
List PPSF:	\$468
Valuated Price:	\$490,000
Valuated PPSF:	\$450

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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

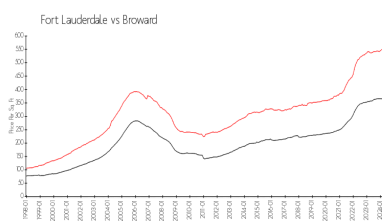
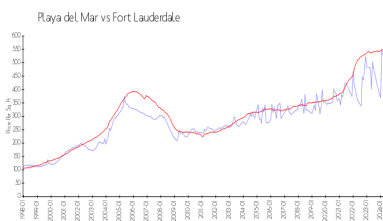
Building Association Information

Playa Del Mar Condominium Association
(954) 561-0990

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2114	1,088 sq ft	Jul 2024	\$495,000	\$455
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

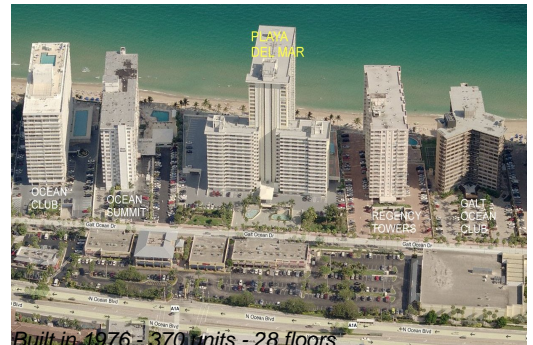


Playa del Mar:	\$509/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Playa del Mar	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Playa del Mar
Fort Lauderdale
Broward

94 days
84 days
72 days