

Unit 312 - Commodore

312 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10420262
 Status: Active
 Size: 1,687 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View: Other View
 List Price: \$495,000
 List PPSF: \$293
 Valuated Price: \$537,000
 Valuated PPSF: \$322

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: 14
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

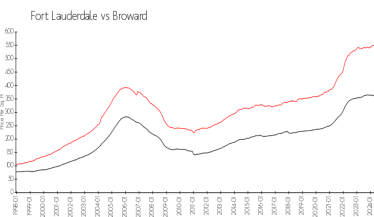
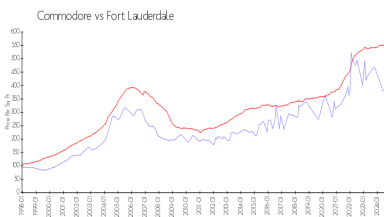
Building Association Information

Commodore Condominium Apartment Inc
 (954) 565-9411

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,088 sq ft	Jun 2024	\$435,000	\$400
802	1,632 sq ft	Jun 2024	\$610,000	\$374
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

Market Information

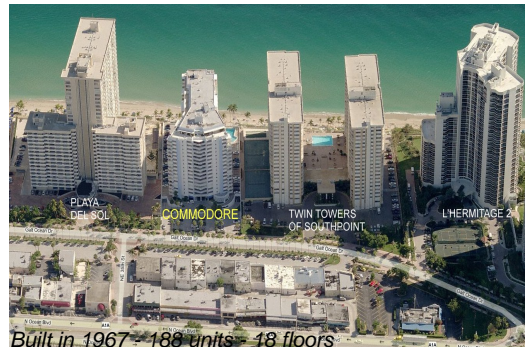


Commodore: \$383/sq. ft. Fort Lauderdale: \$545/sq. ft.
 Fort Lauderdale: \$545/sq. ft. Broward: \$345/sq. ft.

Inventory for Sale

Commodore 7%
 Fort Lauderdale 5%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Commodore
Fort Lauderdale
Broward

117 days
84 days
72 days