

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:	\$534,000
Valuated PPSF:	\$320

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:	16
Building inventory for sale:	8%
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:	0

Building Association Information

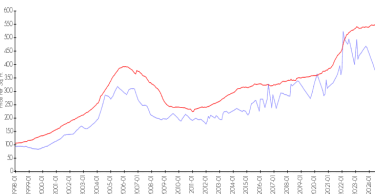
Commodore Condominium Apartment Inc
(954) 565-9411

Recent Sales

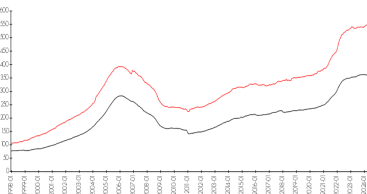
Unit #	Size	Closing Date	Sale Price	PPSF
704	1,088 sq ft	Jun 2024	\$435,000	\$400
802	1,632 sq ft	Jun 2024	\$610,000	\$374
1701	1,796 sq ft	Apr 2024	\$695,000	\$387
606	1,827 sq ft	Apr 2024	\$1,130,000	\$619
1211	1,796 sq ft	Mar 2024	\$850,000	\$473

Market Information

Commodore vs Fort Lauderdale



Fort Lauderdale vs Broward



Commodore: \$381/sq. ft.
Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.
Broward: \$340/sq. ft.

Inventory for Sale

Commodore	9%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Commodore	109 days
Fort Lauderdale	86 days
Broward	74 days

