

Unit 609 - Playa del Sol

609 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10421387
Status:	Active
Size:	1,209 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Deeded Parking,Guest Parking,Parking-Under Building
View:	Garden View,Water View
List Price:	\$489,000
List PPSF:	\$404
Valuated Price:	\$419,000
Valuated PPSF:	\$347

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:	5
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

Building Association Information

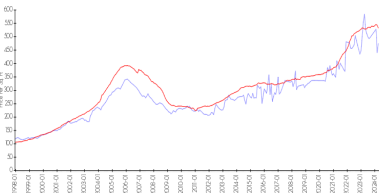
Playa Del Sol Condominium Association
(954) 565-2507

Recent Sales

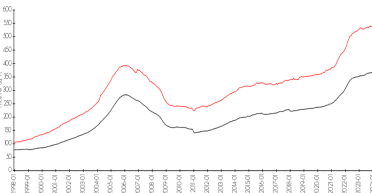
Unit #	Size	Closing Date	Sale Price	PPSF
212	1,649 sq ft	May 2024	\$625,000	\$379
817	2,124 sq ft	Apr 2024	\$1,200,000	\$565
2212A	1,153 sq ft	Apr 2024	\$525,000	\$455
516	1,435 sq ft	Mar 2024	\$671,000	\$468
1616	1,435 sq ft	Mar 2024	\$648,000	\$452
2314	1,088 sq ft	Mar 2024	\$519,000	\$477

Market Information

Playa del Sol vs Fort Lauderdale



Fort Lauderdale vs Broward



Playa del Sol: \$475/sq. ft.
Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Playa del Sol	4%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Playa del Sol	65 days
Fort Lauderdale	76 days
Broward	67 days