

# Unit 209 - Playa del Sol

209 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10436534  
 Status: Active  
 Size: 1,209 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building  
 View: Other View  
 List Price: \$398,500  
 List PPSF: \$330  
 Valuated Price: \$402,000  
 Valuated PPSF: \$333

*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

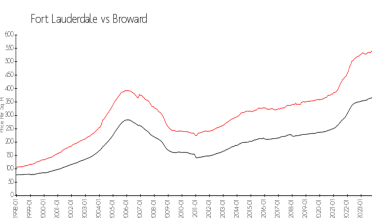
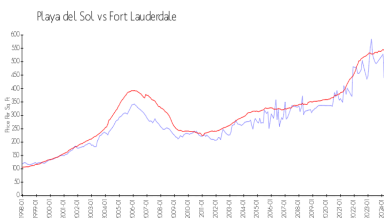
## Building Association Information

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: \$475/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 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