

# Unit 305 - Ocean Riviera

305 - 3550 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10436954  
 Status: Active  
 Size: 1,575 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Direct Ocean, Pool Area View  
 List Price: \$559,000  
 List PPSF: \$355  
 Valuated Price: \$570,000  
 Valuated PPSF: \$362

*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: 203  
 Number of active listings for rent: 2  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

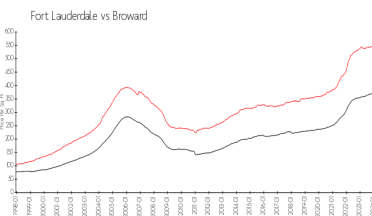
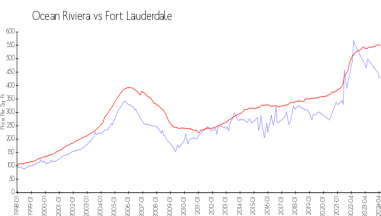
## Building Association Information

Ocean Riviera Condominium Association inc  
 (954) 565-1631

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1909	970 sq ft	Apr 2024	\$480,000	\$495
1809	970 sq ft	Dec 2023	\$520,000	\$536

## Market Information



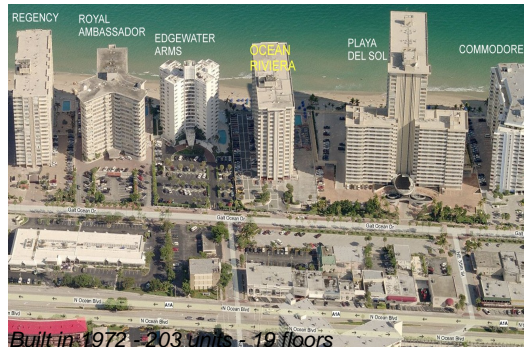
Ocean Riviera:	\$428/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Ocean Riviera: 1%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Ocean Riviera: 44 days  
 Fort Lauderdale: 80 days



Broward

69 days