

# Unit 112 - Playa del Sol

112 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10438168
Status:	Active
Size:	1,649 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Deeded Parking,Guest Parking,Parking-Under Building
View:	Other View
List Price:	\$799,000
List PPSF:	\$485
Valuated Price:	\$693,000
Valuated PPSF:	\$420

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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

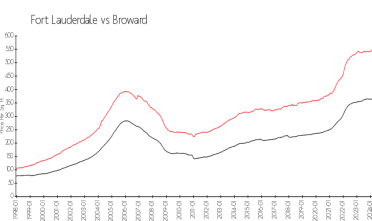
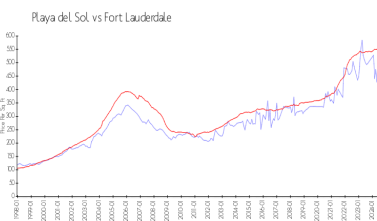
## Building Association Information

Playa Del Sol Condominium Association  
(954) 565-2507

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,821 sq ft	Sep 2024	\$600,000	\$329
404	1,088 sq ft	Aug 2024	\$407,500	\$375
1002	1,435 sq ft	Aug 2024	\$742,500	\$517
1812	1,088 sq ft	Jul 2024	\$460,000	\$423
716	1,435 sq ft	Jul 2024	\$800,000	\$557

## Market Information

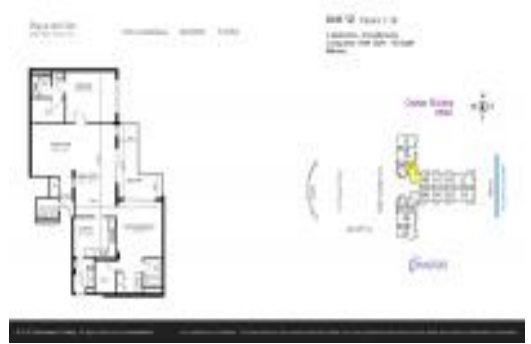


Playa del Sol:	\$485/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Playa del Sol	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Playa del Sol  
Fort Lauderdale  
Broward

72 days  
84 days  
72 days