

Unit P-3 - Commodore

P-3 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10439071
Status:	Active
Size:	4,104 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Ocean View, Direct Ocean
List Price:	\$4,250,000
List PPSF:	\$1,036
Valuated Price:	\$2,944,000
Valuated PPSF:	\$595

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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

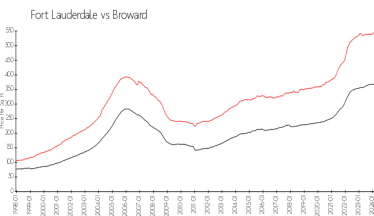
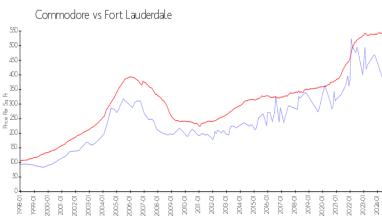
Building Association Information

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:	\$380/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Commodore	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Commodore
Fort Lauderdale
Broward

114 days
82 days
70 days