

Unit 712 - Playa del Mar

712 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10441621
 Status: Active
 Size: 1,649 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking
 View: Ocean View,Direct Ocean
 List Price: \$1,325,000
 List PPSF: \$804
 Valuated Price: \$776,000
 Valuated PPSF: \$471

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: 3
 Number of active listings for sale: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

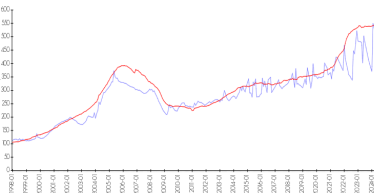
Playa Del Mar Condominium Association
 (954) 561-0990

Recent Sales

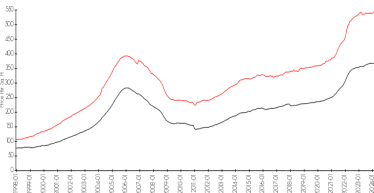
Unit #	Size	Closing Date	Sale Price	PPSF
2114	1,088 sq ft	Jul 2024	\$495,000	\$455
717	2,124 sq ft	Apr 2024	\$1,333,795	\$628
609	1,209 sq ft	Jan 2024	\$338,000	\$280
309	1,209 sq ft	Dec 2023	\$340,000	\$281
1109	1,209 sq ft	Oct 2023	\$360,000	\$298
1614	1,088 sq ft	Oct 2023	\$435,000	\$400

Market Information

Playa del Mar vs Fort Lauderdale



Fort Lauderdale vs Broward

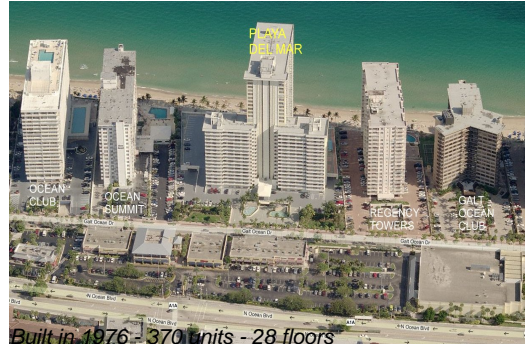


Playa del Mar: \$515/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

Playa del Mar: 3%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Playa del Mar	97 days
Fort Lauderdale	82 days
Broward	70 days