

# 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:	\$767,000
Valuated PPSF:	\$465

*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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

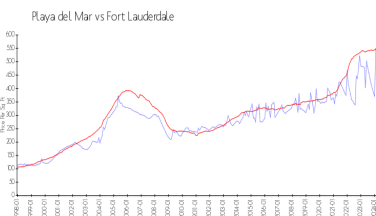
## Building Association Information

Playa Del Mar Condominium Association  
(954) 561-0990

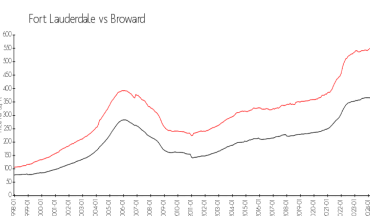
## Recent Sales

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



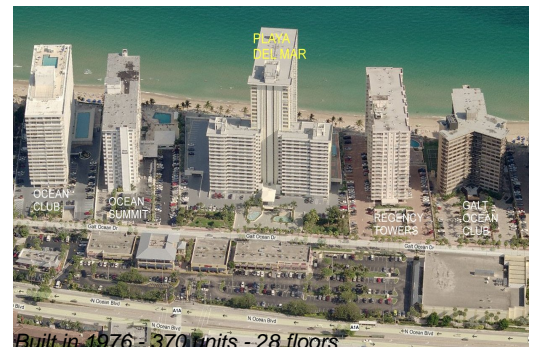
Playa del Mar: \$509/sq. ft.  
Fort Lauderdale: \$547/sq. ft.



Fort Lauderdale: \$547/sq. ft.  
Broward: \$346/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Playa del Mar	94 days
Fort Lauderdale	84 days
Broward	72 days