

# Unit 104 - Playa del Sol

104 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10441665
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Ocean View, Pool Area View
List Price:	\$479,000
List PPSF:	\$440
Valuated Price:	\$432,000
Valuated PPSF:	\$397

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:	19
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	6

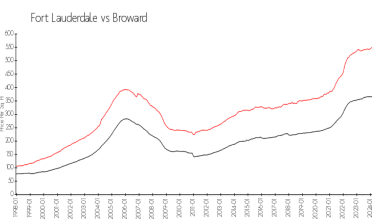
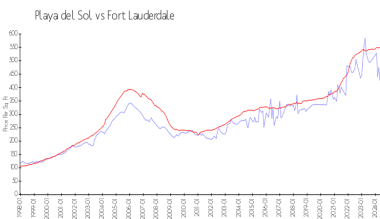
## Building Association Information

Playa Del Sol Condominium Association  
(954) 565-2507

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
816	1,435 sq ft	Jun 2024	\$645,000	\$449
1212	1,649 sq ft	Jun 2024	\$750,000	\$455

## Market Information



Playa del Sol:	\$485/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/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

73 days  
84 days  
72 days