

Unit 1612 - Commodore

1612 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

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|-----------------|---|
| MLS Number: | F10446853 |
| Status: | Active |
| Size: | 1,657 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces,Guest Parking,Open Space Parking |
| View: | Intracoastal View |
| List Price: | \$599,000 |
| List PPSF: | \$361 |
| Valuated Price: | \$614,000 |
| Valuated PPSF: | \$368 |

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

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|--|-----|
| Number of units: | 188 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

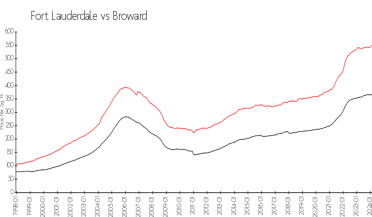
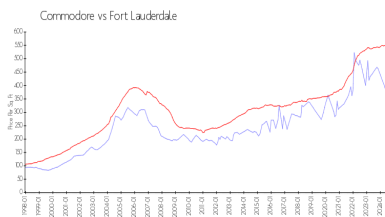
Building Association Information

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

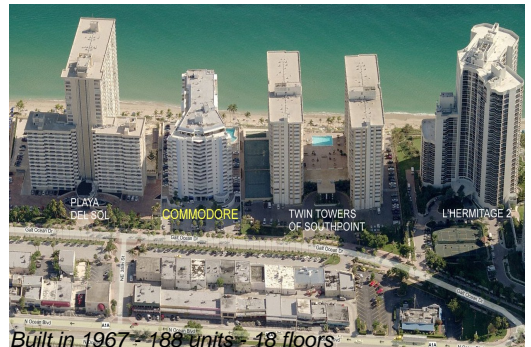


| | | | |
|------------------|---------------|------------------|---------------|
| Commodore: | \$384/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward: | \$346/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Commodore | 7% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Commodore
Fort Lauderdale
Broward

116 days
84 days
72 days