

# Unit 402 - Royal Ambassador

402 - 3700 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33306

## Unit Information

MLS Number:	F10447012
Status:	Active
Size:	600 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Ocean View, Direct Ocean, Water View
List Price:	\$320,000
List PPSF:	\$533
Valuated Price:	\$300,000
Valuated PPSF:	\$500

*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:	213
Number of active listings for rent:	9
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

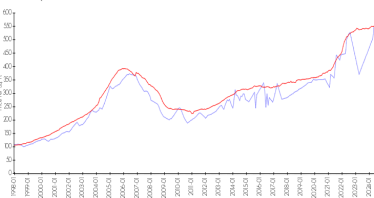
Royal Ambassador Condominium  
(954) 563-4228

## Recent Sales

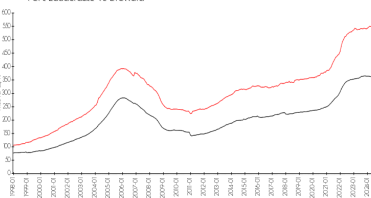
Unit #	Size	Closing Date	Sale Price	PPSF
508	800 sq ft	Jul 2024	\$400,000	\$500
1715	1,490 sq ft	Jun 2024	\$780,000	\$523
608	800 sq ft	May 2024	\$450,000	\$563
1604	800 sq ft	Apr 2024	\$429,000	\$536
1703	800 sq ft	Apr 2024	\$460,000	\$575

## Market Information

Royal Ambassador vs Fort Lauderdale



Fort Lauderdale vs Broward



Royal Ambassador: \$511/sq. ft.  
Fort Lauderdale: \$545/sq. ft.

Fort Lauderdale: \$545/sq. ft.  
Broward: \$345/sq. ft.

## Inventory for Sale

Royal Ambassador	1%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Royal Ambassador  
Fort Lauderdale  
Broward

68 days  
84 days  
72 days