

Unit 804 - Playa del Mar

804 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | F10453393 |
| Status: | Active |
| Size: | 1,088 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | Garden View,Ocean View,Direct Ocean |
| List Price: | \$444,000 |
| List PPSF: | \$408 |
| Valuated Price: | \$499,000 |
| Valuated PPSF: | \$459 |

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: | 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: | 4 |
| Number of sales over the last 3 months: | 3 |

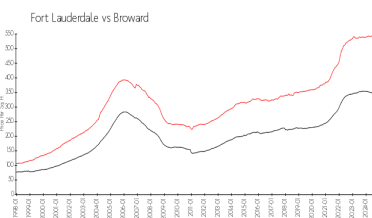
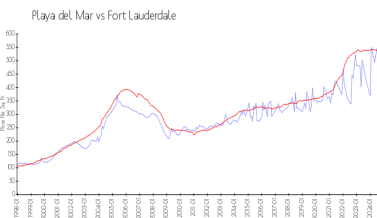
Building Association Information

Playa Del Mar Condominium Association
(954) 561-0990

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 604 | 1,088 sq ft | Nov 2024 | \$460,000 | \$423 |
| 602 | 1,435 sq ft | Nov 2024 | \$725,000 | \$505 |
| 1803 | 1,435 sq ft | Nov 2024 | \$650,000 | \$453 |
| 1101 | 2,140 sq ft | Sep 2024 | \$1,250,000 | \$584 |
| 2114 | 1,088 sq ft | Jul 2024 | \$495,000 | \$455 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Playa del Mar: | \$518/sq. ft. | Fort Lauderdale: | \$527/sq. ft. |
| Fort Lauderdale: | \$527/sq. ft. | Broward: | \$334/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Playa del Mar | 3% |
| Fort Lauderdale | 6% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Playa del Mar | 102 days |
| Fort Lauderdale | 89 days |
| Broward | 78 days |

