

Unit 1204 - Commodore

1204 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10454055
 Status: Active
 Size: 1,054 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View: Ocean View
 List Price: \$450,000
 List PPSF: \$427
 Valuated Price: \$374,000
 Valuated PPSF: \$343

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: 188
 Number of active listings for rent: 2
 Number of active listings for sale: 16
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

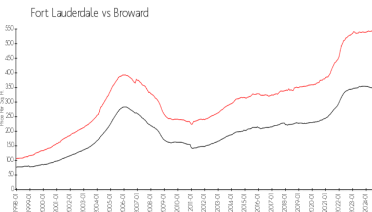
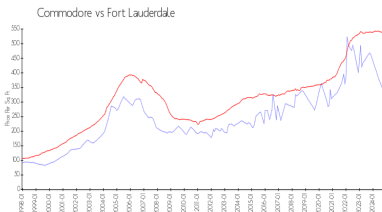
Building Association Information

Commodore Condominium Apartment Inc
 (954) 565-9411

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,796 sq ft	Dec 2024	\$450,000	\$251
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

Market Information



Commodore: \$324/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Commodore: 9%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Commodore: 104 days
 Fort Lauderdale: 89 days
 Broward: 78 days

