

# Unit 508 - Galt Ocean Club

508 - 3800 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10454783                              |
| Status:         | Active                                 |
| Size:           | 802 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Ocean View,Direct Ocean                |
| List Price:     | \$449,000                              |
| List PPSF:      | \$560                                  |
| Valuated Price: | \$415,000                              |
| Valuated PPSF:  | \$517                                  |

*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:      | 19  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

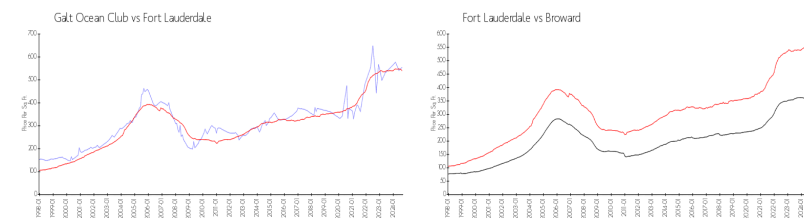
## Building Association Information

Galt Ocean Club Condominium Association  
(954) 561-9795

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 709    | 644 sq ft | Nov 2024     | \$284,000  | \$441 |
| 609    | 644 sq ft | Sep 2024     | \$325,000  | \$505 |
| 608    | 800 sq ft | Sep 2024     | \$450,000  | \$563 |
| 207    | 802 sq ft | Jun 2024     | \$460,000  | \$574 |
| 209    | 644 sq ft | Mar 2024     | \$350,000  | \$543 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Galt Ocean Club: | \$556/sq. ft. | Fort Lauderdale: | \$539/sq. ft. |
| Fort Lauderdale: | \$539/sq. ft. | Broward:         | \$339/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Galt Ocean Club | 3% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Galt Ocean Club | 154 days |
| Fort Lauderdale | 87 days  |
| Broward         | 75 days  |

