

Unit 1711 - Commodore

1711 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10458617
Status:	Active
Size:	4,577 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View
List Price:	\$1,999,999
List PPSF:	\$437
Valuated Price:	\$1,571,000
Valuated PPSF:	\$345

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

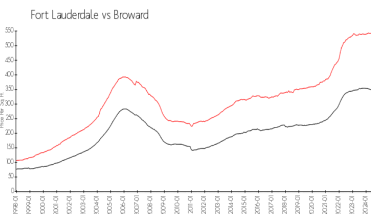
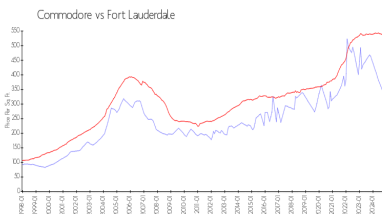
Building Association Information

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