

Unit 1103 - Playa del Sol

1103 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10460940
 Status: Active
 Size: 1,435 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View: Ocean View,Direct Ocean,Pool Area View
 List Price: \$865,000
 List PPSF: \$603
 Valuated Price: \$597,000
 Valuated PPSF: \$416

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: 370
 Number of active listings for rent: 5
 Number of active listings for sale: 13
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

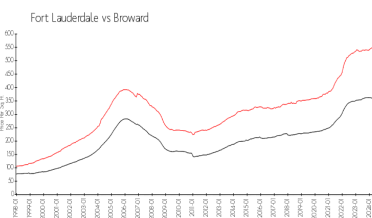
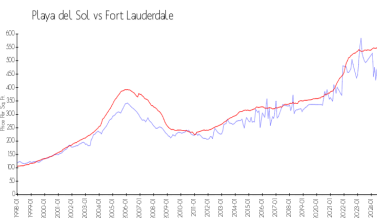
Building Association Information

Playa Del Sol Condominium Association
 (954) 565-2507

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,821 sq ft	Sep 2024	\$600,000	\$329
404	1,088 sq ft	Aug 2024	\$407,500	\$375
1002	1,435 sq ft	Aug 2024	\$742,500	\$517
1812	1,088 sq ft	Jul 2024	\$460,000	\$423
716	1,435 sq ft	Jul 2024	\$800,000	\$557

Market Information



Playa del Sol: \$430/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Playa del Sol: 4%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Playa del Sol: 84 days
 Fort Lauderdale: 86 days
 Broward: 74 days

