

Unit 1716 - Playa del Sol

1716 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10462668
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$740,000
List PPSF:	\$516
Valuated Price:	\$679,000
Valuated PPSF:	\$473

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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

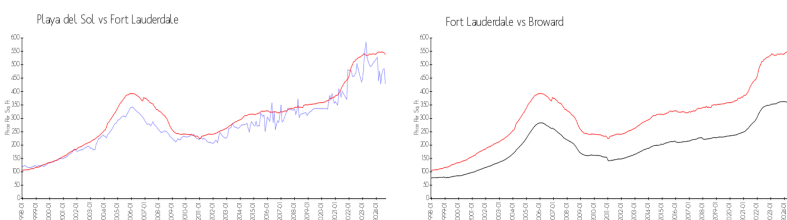
Building Association Information

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	80 days
Fort Lauderdale	87 days
Broward	75 days

