

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

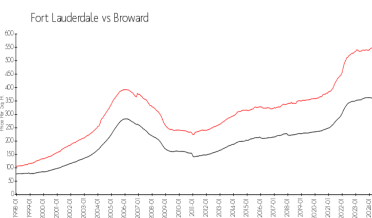
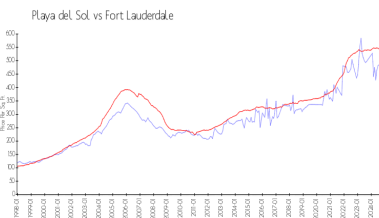
Building Association Information

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

