

# Unit 609 - Commodore

609 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10465667  
 Status: Active  
 Size: 1,656 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Ocean View, Direct Ocean  
 List Price: \$699,000  
 List PPSF: \$422  
 Valuated Price: \$574,000  
 Valuated PPSF: \$347

*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: 14  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

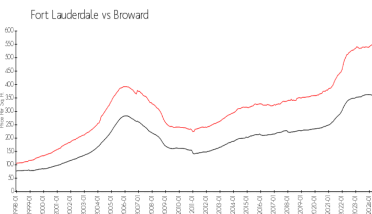
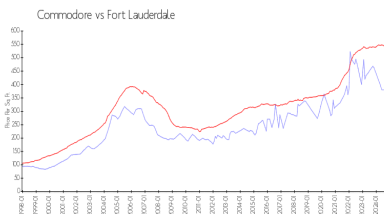
## Building Association Information

Commodore Condominium Apartment Inc  
 (954) 565-9411

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1211	1,796 sq ft	Mar 2024	\$850,000	\$473

## Market Information



Commodore: \$381/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Commodore: 7%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Commodore: 109 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

