

# 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

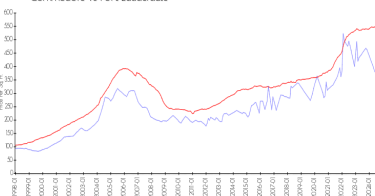
Commodore Condominium Apartment Inc  
(954) 565-9411

## Recent Sales

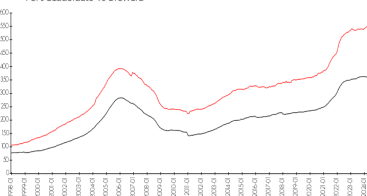
Unit #	Size	Closing Date	Sale Price	PPSF
704	1,088 sq ft	Jun 2024	\$435,000	\$400
802	1,632 sq ft	Jun 2024	\$610,000	\$374
1701	1,796 sq ft	Apr 2024	\$695,000	\$387
606	1,827 sq ft	Apr 2024	\$1,130,000	\$619
1211	1,796 sq ft	Mar 2024	\$850,000	\$473

## Market Information

Commodore vs Fort Lauderdale



Fort Lauderdale vs Broward



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	87 days
Broward	75 days

