

Unit 1703 - Playa del Sol

1703 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10465963 |
| Status: | Closed |
| Size: | 1,435 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | Intracoastal View,Ocean View,Direct Ocean |
| List Price: | \$895,000 |
| List PPSF: | \$624 |
| Valuated Price: | \$558,000 |
| Valuated PPSF: | \$389 |

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

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|--|-----|
| 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: | 13 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

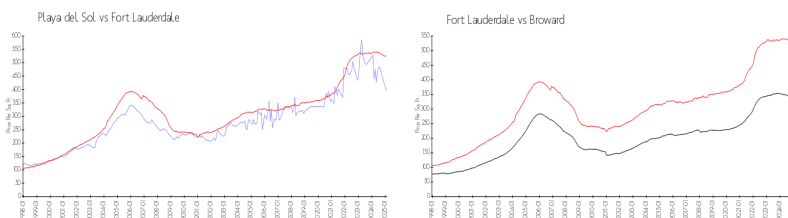
Building Association Information

Playa Del Sol Condominium Association
(954) 565-2507

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1703 | 1,435 sq ft | Apr 2025 | \$868,000 | \$605 |
| 709 | 1,209 sq ft | Mar 2025 | \$334,000 | \$276 |
| 1516 | 1,435 sq ft | Mar 2025 | \$540,000 | \$376 |
| 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 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Playa del Sol: | \$379/sq. ft. | Fort Lauderdale: | \$521/sq. ft. |
| Fort Lauderdale: | \$521/sq. ft. | Broward: | \$324/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Playa del Sol | 4% |
| Fort Lauderdale | 6% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Playa del Sol | 100 days |
| Fort Lauderdale | 92 days |



Broward

83 days