

# Unit 2104 - Playa del Mar

2104 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10469380
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Direct Ocean,Other View
List Price:	\$575,000
List PPSF:	\$528
Valuated Price:	\$598,000
Valuated PPSF:	\$550

*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:	3
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

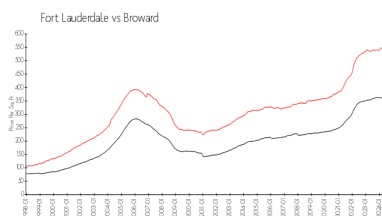
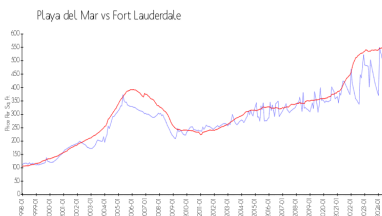
## Building Association Information

Playa Del Mar Condominium Association  
(954) 561-0990

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	1,088 sq ft	Nov 2024	\$460,000	\$423
602	1,435 sq ft	Nov 2024	\$725,000	\$505
1803	1,435 sq ft	Nov 2024	\$650,000	\$453
1101	2,140 sq ft	Sep 2024	\$1,250,000	\$584
2114	1,088 sq ft	Jul 2024	\$495,000	\$455

## Market Information



Playa del Mar: \$546/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Playa del Mar	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Playa del Mar	94 days
Fort Lauderdale	86 days
Broward	74 days

