

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: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

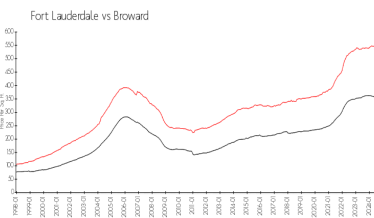
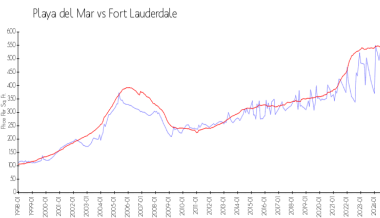
Building Association Information

Playa Del Mar Condominium Association
 (954) 561-0990

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
717	2,124 sq ft	Apr 2024	\$1,333,795	\$628

Market Information



Playa del Mar:	\$546/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	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: 96 days
 Fort Lauderdale: 86 days
 Broward: 74 days

