

# Unit 1008 - Playa del Mar

1008 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10469843  
 Status: Active  
 Size: 1,209 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Intracoastal View, Other View  
 List Price: \$395,000  
 List PPSF: \$327  
 Valuated Price: \$518,000  
 Valuated PPSF: \$428

*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

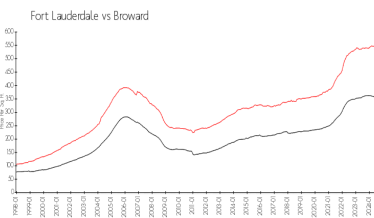
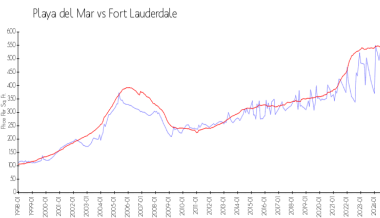
## Building Association Information

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.  
 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: 94 days  
 Fort Lauderdale: 87 days  
 Broward: 75 days

