

# Unit 412 - Playa del Mar

412 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10471347  
 Status: Active  
 Size: 1,649 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Fee Simple Garage, Guest Parking, Open Space Parking  
 View: Direct Ocean  
 List Price: \$948,000  
 List PPSF: \$575  
 Valuated Price: \$799,000  
 Valuated PPSF: \$485

*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

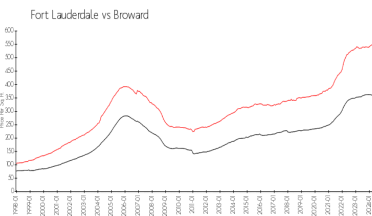
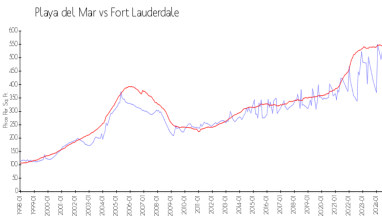
## Building Association Information

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

