

# Unit 1011 - Commodore

1011 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| MLS Number:     | F10504111                                               |
| Status:         | Active                                                  |
| Size:           | 1,796 Sq ft.                                            |
| Bedrooms:       | 2                                                       |
| Full Bathrooms: | 2                                                       |
| Half Bathrooms: | 0                                                       |
| Parking Spaces: | Assigned Parking,Covered Parking,Parking-Under Building |
| View:           |                                                         |
| List Price:     | \$810,000                                               |
| List PPSF:      | \$451                                                   |
| Valuated Price: | \$598,000                                               |
| Valuated PPSF:  | \$332                                                   |

*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:                         | 188 |
| Number of active listings for rent:      | 2   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

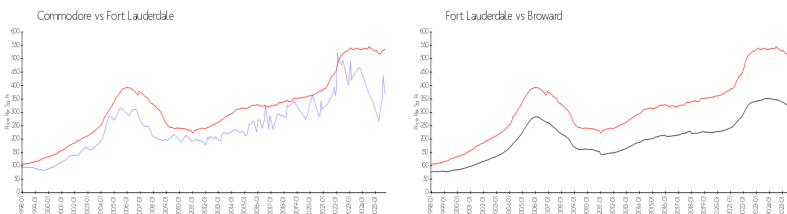
Commodore Condominium Apartment Inc  
(954) 565-9411

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 312    | 1,657 sq ft | Dec 2025     | \$360,000   | \$217 |
| 1005   | 1,054 sq ft | Dec 2025     | \$492,000   | \$467 |
| 711    | 1,766 sq ft | Nov 2025     | \$470,000   | \$266 |
| PH3    | 4,504 sq ft | Oct 2025     | \$1,500,000 | \$333 |
| 804    | 1,054 sq ft | Sep 2025     | \$450,000   | \$427 |
| 607    | 2,092 sq ft | Sep 2025     | \$1,225,000 | \$586 |

## Market Information

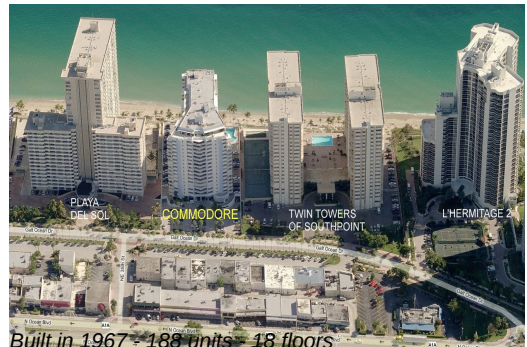


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Commodore:       | \$368/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Commodore       | 6% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Commodore  
Fort Lauderdale  
Broward

121 days  
100 days  
88 days