

# Unit 504 - Commodore

504 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10527454
Status:	Active
Size:	1,054 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Open Space Parking
View:	
List Price:	\$425,000
List PPSF:	\$403
Valuated Price:	\$397,000
Valuated PPSF:	\$364

*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

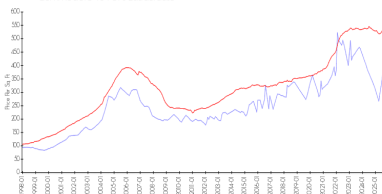
<https://>

## Recent Sales

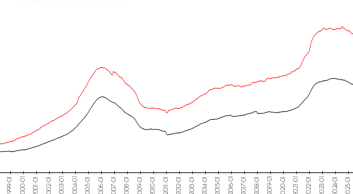
Unit #	Size	Closing Date	Sale Price	PPSF
312	1,657 sq ft	Dec 2025	\$360,000	\$217
1005	1,054 sq ft	Dec 2025	\$492,000	\$467
711	1,766 sq ft	Nov 2025	\$470,000	\$266
PH3	4,504 sq ft	Oct 2025	\$1,500,000	\$333
804	1,054 sq ft	Sep 2025	\$450,000	\$427
607	2,092 sq ft	Sep 2025	\$1,225,000	\$586

## Market Information

Commodore vs Fort Lauderdale



Fort Lauderdale vs Broward

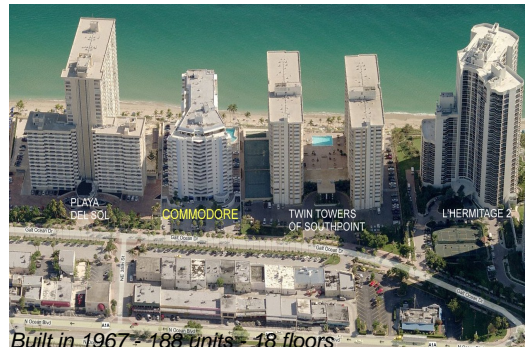


Commodore:	\$368/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## 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