

# Unit 1804 - Playa del Mar

1804 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | F10539283                                       |
| Status:         | Active                                          |
| Size:           | 1,088 Sq ft.                                    |
| Bedrooms:       | 1                                               |
| Full Bathrooms: | 1                                               |
| Half Bathrooms: | 1                                               |
| Parking Spaces: | 1 Space,Assigned Parking,Parking-Under Building |
| View:           |                                                 |
| List Price:     | \$475,000                                       |
| List PPSF:      | \$437                                           |
| Valuated Price: | \$472,000                                       |
| Valuated PPSF:  | \$434                                           |

*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: | 9   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

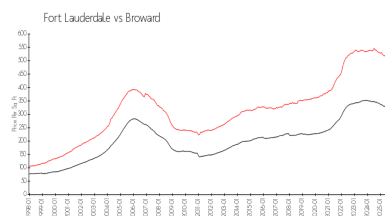
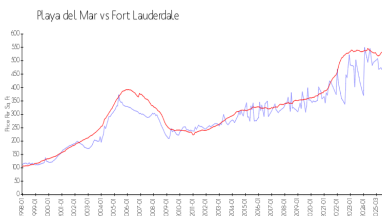
Playa Del Mar Condominium Association  
(954) 561-0990

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1402   | 1,435 sq ft | Nov 2025     | \$500,000   | \$348 |
| 1714   | 1,088 sq ft | Nov 2025     | \$387,500   | \$356 |
| 1214   | 1,088 sq ft | Nov 2025     | \$442,500   | \$407 |
| 401    | 2,140 sq ft | Jul 2025     | \$1,500,000 | \$701 |
| 412    | 1,649 sq ft | Jun 2025     | \$800,000   | \$485 |
| 1606   | 1,821 sq ft | Jun 2025     | \$750,000   | \$412 |

## Market Information

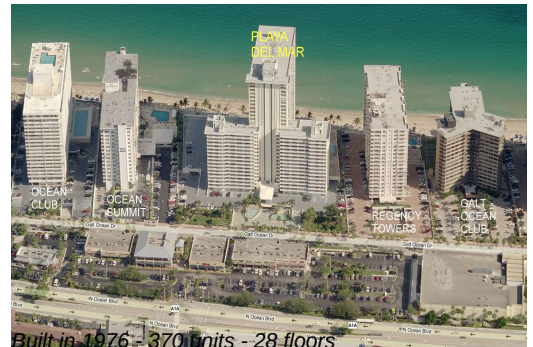


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Playa del Mar:   | \$444/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Playa del Mar   | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Playa del Mar  
Fort Lauderdale  
Broward

106 days  
100 days  
88 days