

Unit 2603 - Playa del Mar

2603 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10540088
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$689,000
List PPSF:	\$480
Valuated Price:	\$733,000
Valuated PPSF:	\$511

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

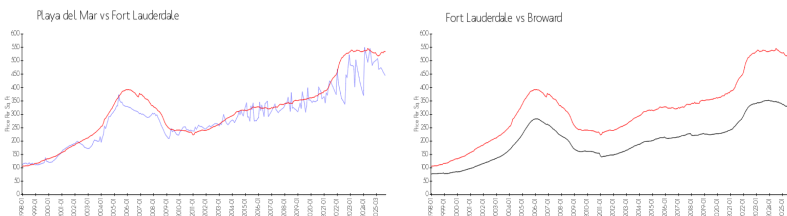
Playa Del Mar Condominium Association
(954) 561-0990

<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

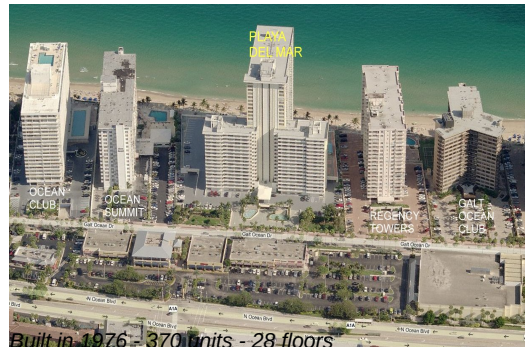


Playa del Mar:	\$444/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

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