

# Unit 712 - Commodore

712 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11439103  
 Status: Active  
 Size: 1,657 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$660,000  
 List PPSF: \$398  
 Valuated Price: \$672,000  
 Valuated PPSF: \$403

*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: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

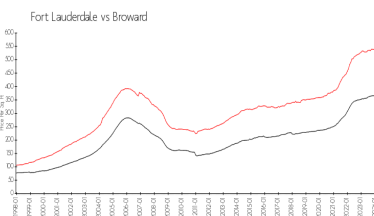
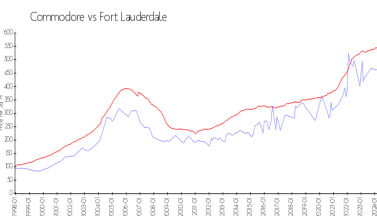
## Building Association Information

Commodore Condominium Apartment Inc  
 (954) 565-9411

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	1,796 sq ft	Apr 2024	\$695,000	\$387
606	1,827 sq ft	Apr 2024	\$1,130,000	\$619
1211	1,796 sq ft	Mar 2024	\$850,000	\$473
310	1,115 sq ft	Jan 2024	\$519,000	\$465
804	1,054 sq ft	Oct 2023	\$530,000	\$503
1606	1,827 sq ft	Oct 2023	\$1,125,000	\$616
1702	1,642 sq ft	Oct 2023	\$760,000	\$463

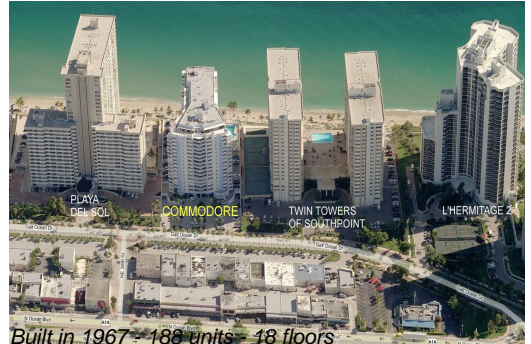
## Market Information



Commodore: \$461/sq. ft. Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

## Inventory for Sale

Commodore 4%  
 Fort Lauderdale 4%  
 Broward 4%



**Avg. Time to Close Over Last 12 Months**

Commodore	108 days
Fort Lauderdale	76 days
Broward	67 days