

Unit 1215 - Royal Ambassador

1215 - 3700 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33306

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | F10413281 |
| Status: | Active |
| Size: | 1,490 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Space Rented,Valet Parking |
| View: | Ocean View,Direct Ocean,Water View |
| List Price: | \$799,000 |
| List PPSF: | \$536 |
| Valuated Price: | \$697,000 |
| Valuated PPSF: | \$436 |

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

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|--|-----|
| Number of units: | 213 |
| Number of active listings for rent: | 9 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

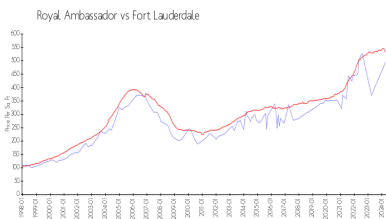
Building Association Information

Royal Ambassador Condominium
(954) 563-4228

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1604 | 800 sq ft | Apr 2024 | \$429,000 | \$536 |
| 1703 | 800 sq ft | Apr 2024 | \$460,000 | \$575 |
| 1712 | 800 sq ft | Dec 2023 | \$400,000 | \$500 |
| 1215 | 1,490 sq ft | Oct 2023 | \$675,000 | \$453 |
| 805 | 1,250 sq ft | Jul 2023 | \$775,000 | \$620 |
| 304 | 800 sq ft | Jul 2023 | \$445,000 | \$556 |

Market Information



Royal Ambassador: \$493/sq. ft.
Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

| | |
|------------------|----|
| Royal Ambassador | 3% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Royal Ambassador
Fort Lauderdale
Broward

77 days
76 days
67 days