

# Unit 602 - Playa del Mar

602 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10426142  
 Status: Active  
 Size: 1,435 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Parking-Under Building  
 View: Direct Ocean  
 List Price: \$775,000  
 List PPSF: \$540  
 Valuated Price: \$744,000  
 Valuated PPSF: \$518

*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: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

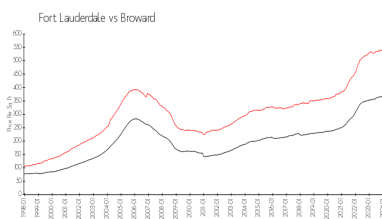
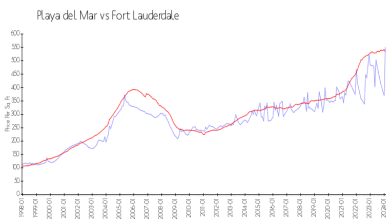
## Building Association Information

Playa Del Mar Condominium Association  
 (954) 561-0990

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 717    | 2,124 sq ft | Apr 2024     | \$1,333,795 | \$628 |
| 609    | 1,209 sq ft | Jan 2024     | \$338,000   | \$280 |
| 309    | 1,209 sq ft | Dec 2023     | \$340,000   | \$281 |
| 1109   | 1,209 sq ft | Oct 2023     | \$360,000   | \$298 |
| 1614   | 1,088 sq ft | Oct 2023     | \$435,000   | \$400 |

## Market Information



Playa del Mar: \$549/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Playa del Mar: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Playa del Mar  
Fort Lauderdale  
Broward

90 days  
76 days  
67 days