

# Unit 716 - Playa del Sol

716 - 3500 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10426542
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Ocean View,Direct Ocean,Other View
List Price:	\$830,000
List PPSF:	\$578
Valuated Price:	\$678,000
Valuated PPSF:	\$472

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:	5
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

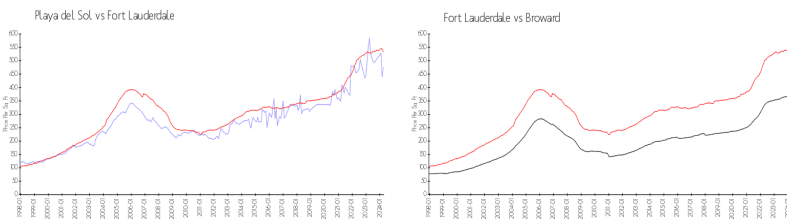
## Building Association Information

Playa Del Sol Condominium Association  
(954) 565-2507

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,649 sq ft	May 2024	\$625,000	\$379
817	2,124 sq ft	Apr 2024	\$1,200,000	\$565
2212A	1,153 sq ft	Apr 2024	\$525,000	\$455
516	1,435 sq ft	Mar 2024	\$671,000	\$468
1616	1,435 sq ft	Mar 2024	\$648,000	\$452
2314	1,088 sq ft	Mar 2024	\$519,000	\$477

## Market Information

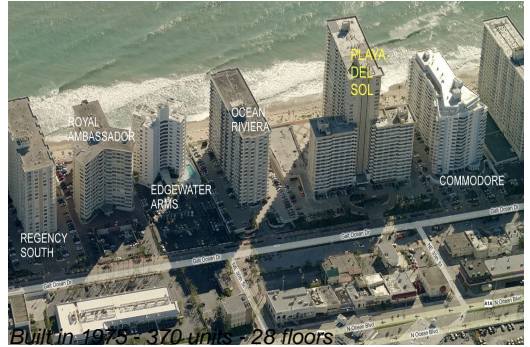


Playa del Sol:	\$475/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Playa del Sol	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Playa del Sol  
Fort Lauderdale  
Broward

65 days  
76 days  
67 days