

# Unit 105 - Playa del Mar

105 - 3900 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10427276
Status:	Active
Size:	1,649 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Deeded Parking, Guest Parking
View:	Ocean View, Direct Ocean, Pool Area View
List Price:	\$874,900
List PPSF:	\$531
Valuated Price:	\$813,000
Valuated PPSF:	\$493

*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

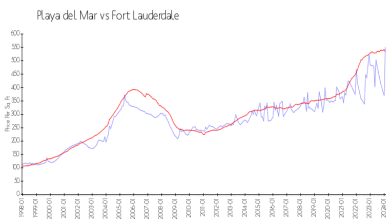
## Building Association Information

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

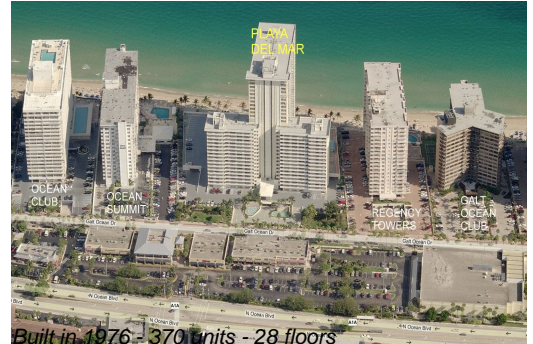


Playa del Mar:	\$549/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## 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