Unit 1412 - Royal Ambassador

1412 - 3700 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33306

Unit Information

MLS Number:	F10434851
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Pa
View:	Intracoastal
List Price:	\$400,000
List PPSF:	\$500
Valuated Price:	\$400,000
Valuated PPSF:	\$444

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.

Assigned Parking Intracoastal View \$400,000 \$500 \$400,000 \$444

Building Information

Number of units:	213
Number of active listings for rent:	
Number of active listings for sale:	
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

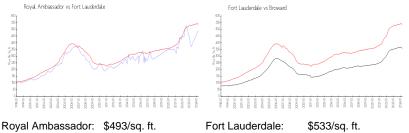
Building Association Information

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



\$351/sq. ft.

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

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