

# Unit 704 - Ocean Riviera

704 - 3550 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10436516
Status:	Active
Size:	1,076 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Open Space Parking
View:	Ocean View
List Price:	\$559,000
List PPSF:	\$520
Valuated Price:	\$465,000
Valuated PPSF:	\$432

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:	203
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

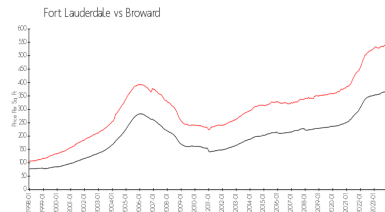
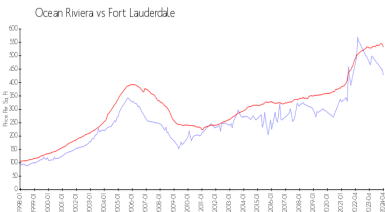
## Building Association Information

Ocean Riviera Condominium Association inc  
(954) 565-1631

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1909	970 sq ft	Apr 2024	\$480,000	\$495
1809	970 sq ft	Dec 2023	\$520,000	\$536
2010	1,575 sq ft	Jun 2023	\$825,000	\$524
1702	1,575 sq ft	May 2023	\$899,000	\$571

## Market Information



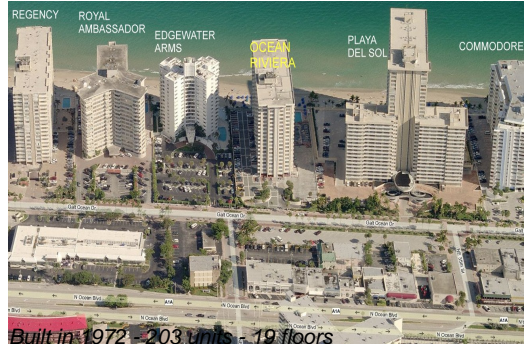
Ocean Riviera:	\$429/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Ocean Riviera	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Ocean Riviera	45 days
---------------	---------



Fort Lauderdale  
Broward

76 days  
67 days