

# 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 Parking  
 View: Intracoastal View  
 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.*

## Building Information

Number of units: 213  
 Number of active listings for rent: 9  
 Number of active listings for sale: 6  
 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

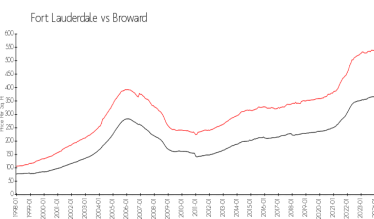
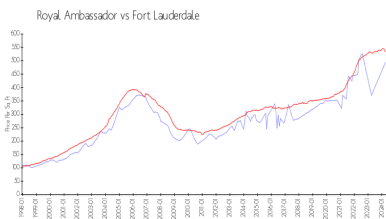
## Building Association Information

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



Royal Ambassador: \$493/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## 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