

# Unit 1409 - Commodore

1409 - 3430 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | F10414137                         |
| Status:         | Active                            |
| Size:           | 1,632 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | Guest Parking, Open Space Parking |
| View:           | Intracoastal View, Ocean View     |
| List Price:     | \$875,000                         |
| List PPSF:      | \$536                             |
| Valuated Price: | \$752,000                         |
| Valuated PPSF:  | \$454                             |

*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:                         | 188 |
| Number of active listings for rent:      | 2   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

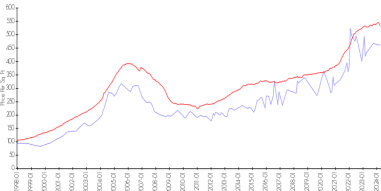
Commodore Condominium Apartment Inc  
(954) 565-9411

## Recent Sales

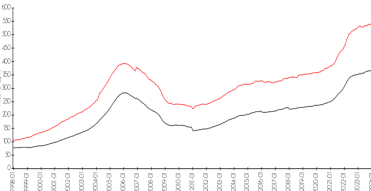
| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1701   | 1,796 sq ft | Apr 2024     | \$695,000   | \$387 |
| 606    | 1,827 sq ft | Apr 2024     | \$1,130,000 | \$619 |
| 1211   | 1,796 sq ft | Mar 2024     | \$850,000   | \$473 |
| 310    | 1,115 sq ft | Jan 2024     | \$519,000   | \$465 |
| 804    | 1,054 sq ft | Oct 2023     | \$530,000   | \$503 |
| 1606   | 1,827 sq ft | Oct 2023     | \$1,125,000 | \$616 |
| 1702   | 1,642 sq ft | Oct 2023     | \$760,000   | \$463 |

## Market Information

Commodore vs Fort Lauderdale



Fort Lauderdale vs Broward

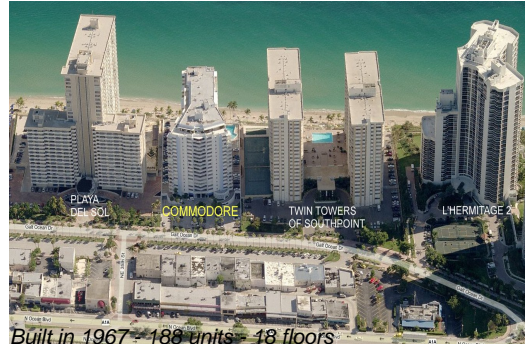


Commodore: \$461/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

|                 |    |
|-----------------|----|
| Commodore       | 4% |
| Fort Lauderdale | 4% |
| Broward         | 4% |



## **Avg. Time to Close Over Last 12 Months**

|                 |          |
|-----------------|----------|
| Commodore       | 108 days |
| Fort Lauderdale | 76 days  |
| Broward         | 67 days  |