

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:	\$748,000
Valuated PPSF:	\$452

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

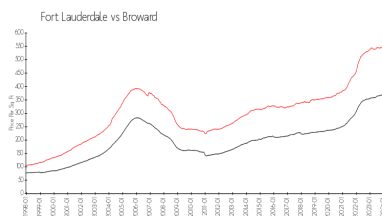
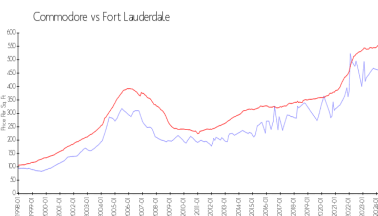
Building Association Information

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

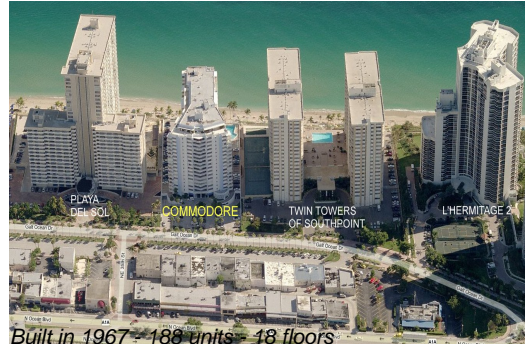


Commodore: \$458/sq. ft.
Fort Lauderdale: \$550/sq. ft.

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Broward: \$350/sq. ft.

Inventory for Sale

Commodore	4%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Commodore	111 days
Fort Lauderdale	79 days
Broward	68 days