

# Unit 1702N - Southpoint North

1702N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11606705  
 Status: Active  
 Size: 1,891 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,500,000  
 List PPSF: \$793  
 Valuated Price: \$1,015,000  
 Valuated PPSF: \$537

*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: 200  
 Number of active listings for rent: 1  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

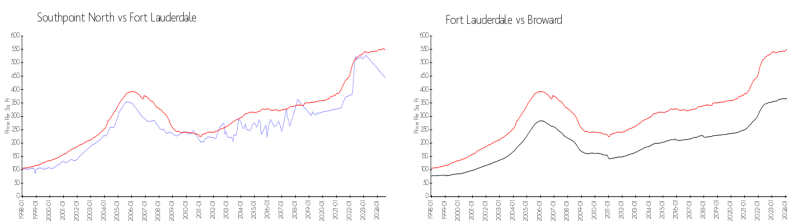
## Building Association Information

Southpoint Condominium Association  
 (954) 563-6353

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH2N	1,891 sq ft	Aug 2024	\$920,000	\$487
305 N	1,662 sq ft	Jun 2024	\$740,000	\$445
1009N	1,747 sq ft	Mar 2024	\$738,000	\$422
1506N	1,265 sq ft	Sep 2023	\$610,000	\$482
PH8-N	1,662 sq ft	Sep 2023	\$690,000	\$415

## Market Information



Southpoint North: \$444/sq. ft.      Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Southpoint North: 6%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Southpoint North  
Fort Lauderdale  
Broward

101 days  
84 days  
72 days