

# Unit 1107N - Southpoint North

1107N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11692746
Status:	Active
Size:	1,265 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	Ocean View, Water View
Rental Price:	\$2,500
List PPSF:	\$2
Valuated Price:	\$545,000
Valuated PPSF:	\$431

*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

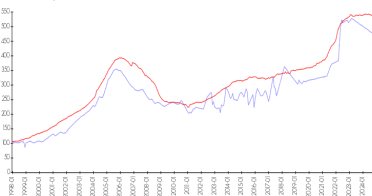
Number of units:	200
Number of active listings for rent:	1
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

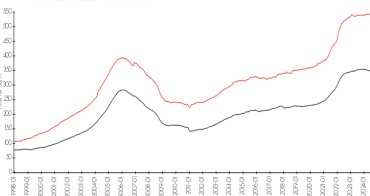
Southpoint Condominium Association  
(954) 563-6353

## Market Information

Southpoint North vs Fort Lauderdale



Fort Lauderdale vs Broward



Southpoint North: \$473/sq. ft.  
Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Southpoint North	7%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Southpoint North	111 days
Fort Lauderdale	90 days
Broward	78 days

