

Unit PH2N - Southpoint North

PH2N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11843373
Status:	Active
Size:	1,891 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,575,000
List PPSF:	\$833
Valuated Price:	\$1,229,000
Valuated PPSF:	\$650

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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Southpoint Condominium Association
(954) 563-6353

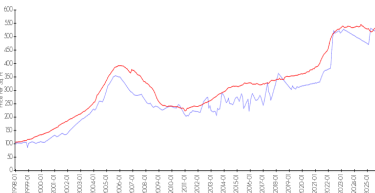
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Recent Sales

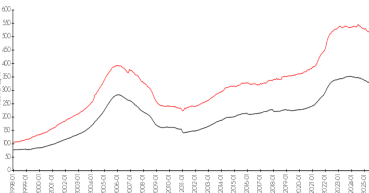
Unit #	Size	Closing Date	Sale Price	PPSF
1704 N	1,662 sq ft	Oct 2025	\$700,000	\$421
2109 N	1,859 sq ft	Oct 2025	\$634,000	\$341
1702N	1,891 sq ft	Jul 2025	\$1,375,000	\$727
1003N	1,662 sq ft	Jun 2025	\$510,000	\$307
1109N	1,859 sq ft	Apr 2025	\$900,000	\$484

Market Information

Southpoint North vs Fort Lauderdale



Fort Lauderdale vs Broward



Southpoint North: \$512/sq. ft.
Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Southpoint North	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Southpoint North	165 days
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Fort Lauderdale
Broward

101 days
88 days