

Unit 610S - Southpoint South

610S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10346504
Status:	Active
Size:	1,859 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Ocean View
List Price:	\$999,999
List PPSF:	\$538
Valuated Price:	\$941,000
Valuated PPSF:	\$506

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:	199
Number of active listings for rent:	10
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

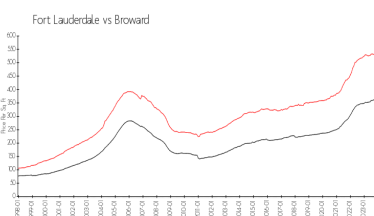
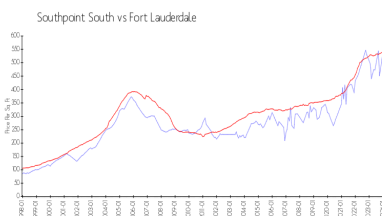
Building Association Information

Southpoint Condominium Association
(954) 563-6353

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801S	1,891 sq ft	Mar 2024	\$1,000,000	\$529
2004S	1,662 sq ft	Mar 2024	\$840,000	\$505
506S	1,662 sq ft	Feb 2024	\$910,000	\$548
1403S	1,662 sq ft	Jan 2024	\$875,000	\$526
201	1,891 sq ft	Oct 2023	\$912,500	\$483

Market Information

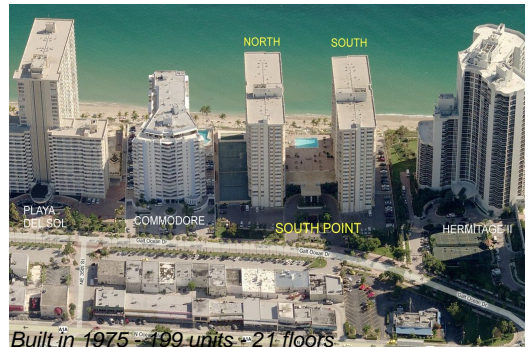


Southpoint South:	\$562/sq. ft.	Fort Lauderdale:	\$548/sq. ft.
Fort Lauderdale:	\$548/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Southpoint South	1%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Southpoint South
Fort Lauderdale
Broward

94 days
74 days
65 days