

Unit 1802S - Southpoint South

1802S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10435681
Status:	Pending
Size:	2,112 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Parking-Under Building
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,895,000
List PPSF:	\$897
Valuated Price:	\$1,340,000
Valuated PPSF:	\$634

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

Building Association Information

Southpoint Condominium Association
(954) 563-6353

Recent Sales

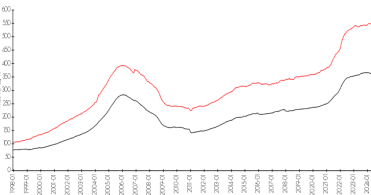
Unit #	Size	Closing Date	Sale Price	PPSF
1106S	1,662 sq ft	Jun 2024	\$897,500	\$540
2004S	1,662 sq ft	May 2024	\$885,000	\$532
801S	1,891 sq ft	Mar 2024	\$1,000,000	\$529
2004S	1,662 sq ft	Mar 2024	\$840,000	\$505
506S	1,662 sq ft	Feb 2024	\$910,000	\$548

Market Information

Southpoint South vs Fort Lauderdale



Fort Lauderdale vs Broward

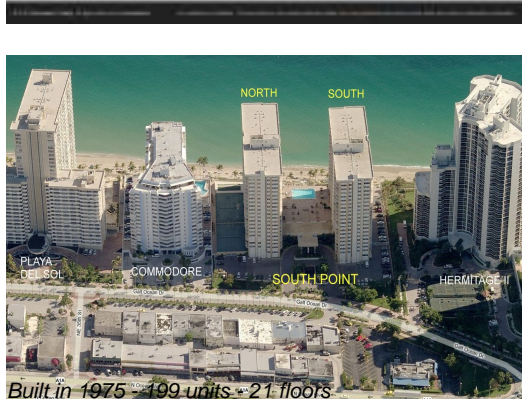


Southpoint South: \$487/sq. ft.
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale

Southpoint South	3%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Southpoint South	100 days
Fort Lauderdale	84 days
Broward	72 days