

# Unit 609N - Southpoint North

609N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10438215  
 Status: Withdrawn  
 Size: 1,856 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Ocean View,Tennis Court View,Water View  
 List Price: \$865,000  
 List PPSF: \$466  
 Valuated Price: \$691,000  
 Valuated PPSF: \$372

*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: 11  
 Building inventory for sale: 5%  
 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

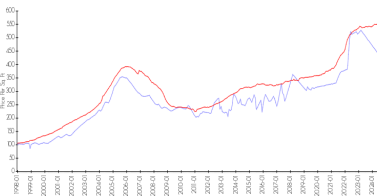
Southpoint Condominium Association  
 (954) 563-6353

## Recent Sales

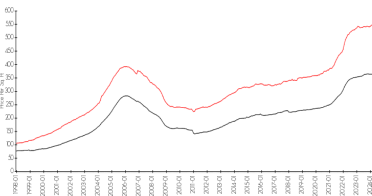
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| PH2N   | 1,891 sq ft | Aug 2024     | \$920,000  | \$487 |
| 305 N  | 1,662 sq ft | Jun 2024     | \$740,000  | \$445 |
| 1009N  | 1,747 sq ft | Mar 2024     | \$738,000  | \$422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

## Market Information

Southpoint North vs Fort Lauderdale



Fort Lauderdale vs Broward



Southpoint North: \$429/sq. ft.      Fort Lauderdale: \$545/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.      Broward: \$345/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

110 days  
84 days  
72 days