

# Unit 1104N - Southpoint North

1104N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10461825  
 Status: Active  
 Size: 1,662 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building  
 View: Ocean View,Pool Area View  
 List Price: \$775,000  
 List PPSF: \$466  
 Valuated Price: \$731,000  
 Valuated PPSF: \$440

*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: 3  
 Number of sales over the last 3 months: 1

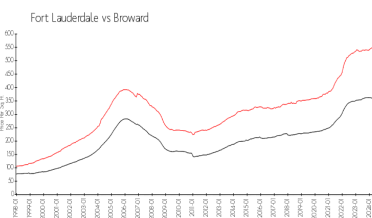
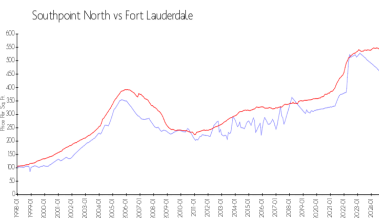
## Building Association Information

Southpoint Condominium Association  
 (954) 563-6353

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004 N	1,662 sq ft	Nov 2024	\$625,000	\$376
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

## Market Information



Southpoint North:	\$460/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Southpoint North	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Southpoint North	111 days
Fort Lauderdale	87 days
Broward	75 days

