

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

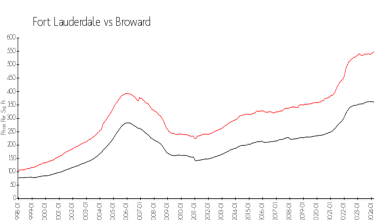
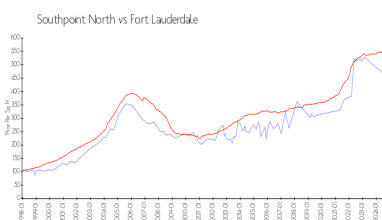
Building Association Information

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.

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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

