

Unit 2008S - Southpoint South

2008S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10463221
Status:	Active
Size:	1,265 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	Ocean View,Other View
List Price:	\$616,000
List PPSF:	\$487
Valuated Price:	\$629,000
Valuated PPSF:	\$497

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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

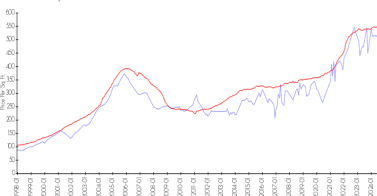
Southpoint Condominium Association
(954) 563-6353

Recent Sales

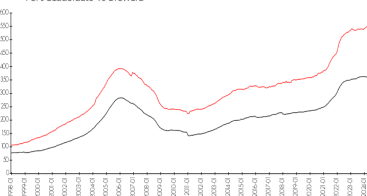
Unit #	Size	Closing Date	Sale Price	PPSF
1802 S	2,112 sq ft	Sep 2024	\$1,708,000	\$809
2108s	1,265 sq ft	Sep 2024	\$450,000	\$356
1106S	1,662 sq ft	Jun 2024	\$897,500	\$540
2004S	1,662 sq ft	May 2024	\$885,000	\$532
801S	1,891 sq ft	Mar 2024	\$1,000,000	\$529
2004S	1,662 sq ft	Mar 2024	\$840,000	\$505

Market Information

Southpoint South vs Fort Lauderdale



Fort Lauderdale vs Broward



Southpoint South: \$482/sq. ft.
Fort Lauderdale: \$539/sq. ft.

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

Inventory for Sale

Southpoint South	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Southpoint South	86 days
Fort Lauderdale	87 days
Broward	75 days

