

Unit 204S - Southpoint South

204S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10465097
Status:	Active
Size:	1,662 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Garden View,Ocean View,Direct Ocean
List Price:	\$865,000
List PPSF:	\$520
Valuated Price:	\$699,000
Valuated PPSF:	\$421

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

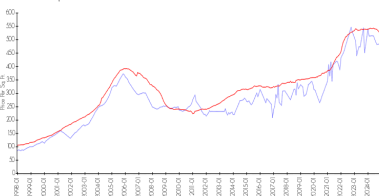
Southpoint Condominium Association
(954) 563-6353

Recent Sales

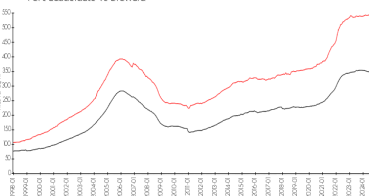
Unit #	Size	Closing Date	Sale Price	PPSF
1802 S	2,112 sq ft	Sep 2024	\$1,708,000	\$809
2108s	1,265 sq ft	Sep 2024	\$450,000	\$356
1106S	1,662 sq ft	Jun 2024	\$897,500	\$540
2004S	1,662 sq ft	May 2024	\$885,000	\$532
801S	1,891 sq ft	Mar 2024	\$1,000,000	\$529
2004S	1,662 sq ft	Mar 2024	\$840,000	\$505

Market Information

Southpoint South vs Fort Lauderdale



Fort Lauderdale vs Broward



Southpoint South: \$487/sq. ft.
Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Southpoint South	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Southpoint South	75 days
Fort Lauderdale	90 days
Broward	78 days

