

Unit 309S - Southpoint South

309S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10469823
 Status: Active
 Size: 1,528 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Garden View,Ocean View
 List Price: \$649,000
 List PPSF: \$425
 Valuated Price: \$702,000
 Valuated PPSF: \$446

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: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

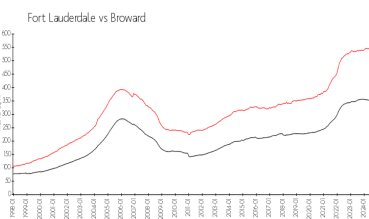
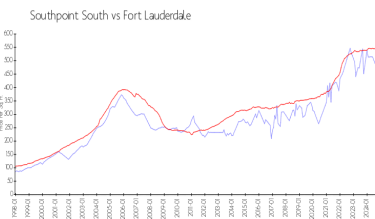
Building Association Information

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: \$511/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Southpoint South: 5%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Southpoint South: 86 days
 Fort Lauderdale: 89 days



Broward

76 days