

# Unit 609N - Southpoint North

609N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10475158
Status:	Active
Size:	1,856 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$849,900
List PPSF:	\$458
Valuated Price:	\$824,000
Valuated PPSF:	\$443

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

## Building Association Information

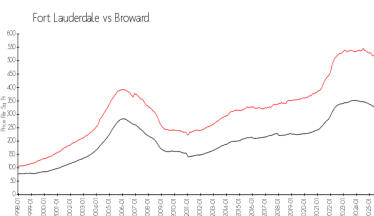
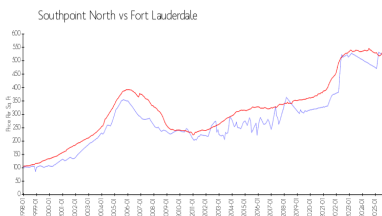
Southpoint Condominium Association  
(954) 563-6353

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704 N	1,662 sq ft	Oct 2025	\$700,000	\$421
2109 N	1,859 sq ft	Oct 2025	\$634,000	\$341
1702N	1,891 sq ft	Jul 2025	\$1,375,000	\$727
1003N	1,662 sq ft	Jun 2025	\$510,000	\$307
1109N	1,859 sq ft	Apr 2025	\$900,000	\$484

## Market Information



Southpoint North:	\$512/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Southpoint North	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Southpoint North  
Fort Lauderdale  
Broward

165 days  
100 days  
87 days