

Unit 409S - Southpoint South

409S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10506764
Status:	Active
Size:	1,575 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Detached
View:	
List Price:	\$549,000
List PPSF:	\$349
Valuated Price:	\$558,000
Valuated PPSF:	\$354

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:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

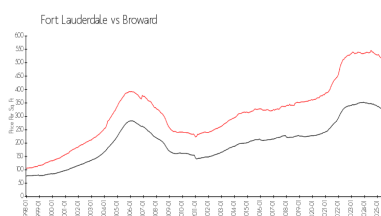
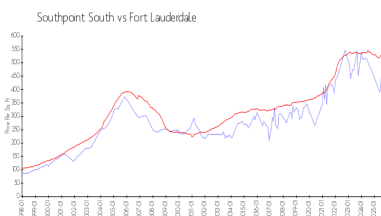
Southpoint Condominium Association
(954) 563-6353

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1805S	1,265 sq ft	Dec 2025	\$570,000	\$451
1709S	1,640 sq ft	Nov 2025	\$635,000	\$387
204S	1,662 sq ft	Aug 2025	\$755,000	\$454
702S	2,112 sq ft	Jul 2025	\$1,050,000	\$497
408S	1,265 sq ft	Jun 2025	\$475,000	\$375
604S	1,662 sq ft	Jun 2025	\$650,000	\$391
309S	1,528 sq ft	Jun 2025	\$425,000	\$278

Market Information

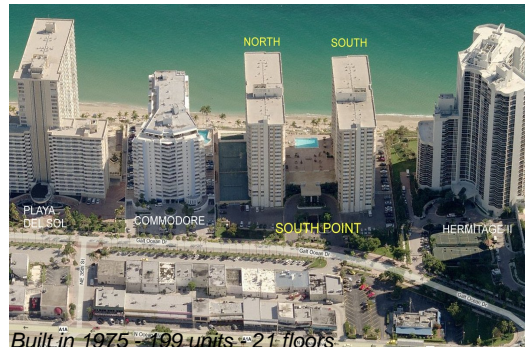


Southpoint South:	\$402/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Southpoint South	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Southpoint South
Fort Lauderdale
Broward

166 days
100 days
88 days