

# Unit PH7S - Southpoint South

PH7S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10521035
Status:	Active
Size:	1,662 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$1,099,999
List PPSF:	\$662
Valuated Price:	\$637,000
Valuated PPSF:	\$383

*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:	5
Number of sales over the last 3 months:	2

## Building Association Information

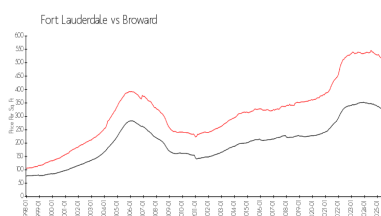
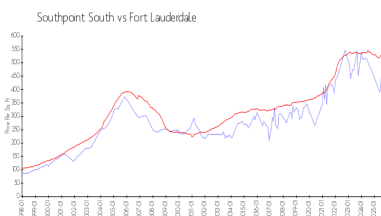
Southpoint Condominium Association  
(954) 563-6353

<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

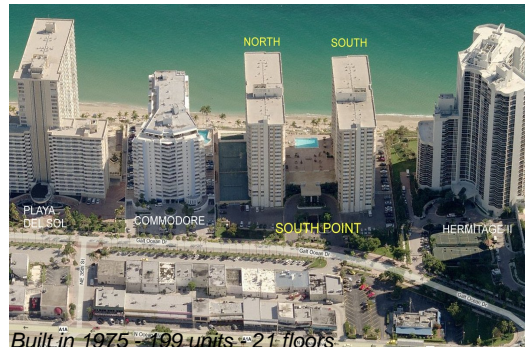


Southpoint South:	\$402/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## 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  
101 days  
88 days