

Unit 1202S - Southpoint South

1202S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10536394
Status:	Active
Size:	2,112 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$1,425,000
List PPSF:	\$675
Valuated Price:	\$1,042,000
Valuated PPSF:	\$493

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

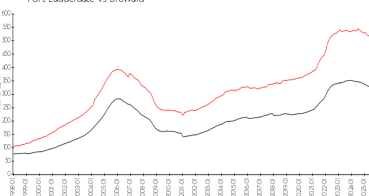
Unit #	Size	Closing Date	Sale Price	PPSF
1805S	1,265 sq ft	Dec 2025	\$570,000	\$451
1709S	1,640 sq ft	Nov 2025	\$635,000	\$387
204S	1,662 sq ft	Aug 2025	\$755,000	\$454
702S	2,112 sq ft	Jul 2025	\$1,050,000	\$497
408S	1,265 sq ft	Jun 2025	\$475,000	\$375
604S	1,662 sq ft	Jun 2025	\$650,000	\$391
309S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

Market Information

Southpoint South vs Fort Lauderdale



Fort Lauderdale vs Broward



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	166 days
Fort Lauderdale	101 days
Broward	88 days