

# Unit 1209S - Southpoint South

1209S - 3400 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10548871
Status:	Active
Size:	1,575 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered,Under Building
View:	Ocean,Intracoastal,Water
List Price:	\$1,149,000
List PPSF:	\$730
Valuated Price:	\$701,000
Valuated PPSF:	\$445

*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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

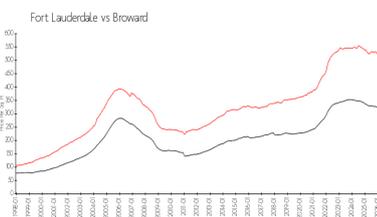
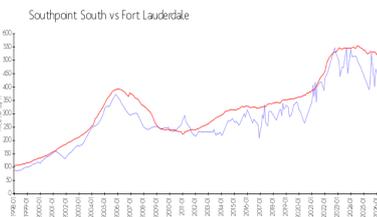
Southpoint Condominium Association  
(954) 563-6353

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610 S	1,859 sq ft	Feb 2026	\$715,000	\$385
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407S	1,662 sq ft	Feb 2026	\$600,000	\$361
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1805S	1,265 sq ft	Dec 2025	\$570,000	\$451
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## Market Information



Southpoint South:	\$467/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Southpoint South	3%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months



Southpoint South  
Fort Lauderdale  
Broward

164 days  
103 days  
89 days