Unit 2109N - Southpoint North

2109N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

 MLS Number:
 F10405076

 Status:
 Active

 Size:
 1,860 Sq ft.

Bedrooms: 2 Full Bathrooms: 2 Half Bathrooms: 1

Parking Spaces: 2 Or More Spaces, Assigned Parking, Guest

Parking

View: Ocean View, Other View

 List Price:
 \$988,500

 List PPSF:
 \$531

 Valuated Price:
 \$827,000

 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.



Number of units: 200
Number of active listings for rent: 1
Number of active listings for sale: 8
Building inventory for sale: 4%
Number of sales over the last 12 months: 4
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 1

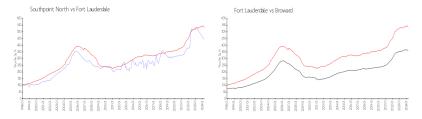
Building Association Information

Southpoint Condominium Association (954) 563-6353

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1009N	1,747 sq ft	Mar 2024	\$738,000	\$422
1506N	1,265 sq ft	Sep 2023	\$610,000	\$482
PH8-N	1,662 sq ft	Sep 2023	\$690,000	\$415
1901N	2.112 sq ft	Jun 2023	\$1.500.000	\$710

Market Information



Southpoint North: \$443/sq. ft. Fort Lauderdale: \$533/sq. ft. Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Southpoint North 4%
Fort Lauderdale 4%
Broward 4%

Avg. Time to Close Over Last 12 Months





Southpoint North 88 days
Fort Lauderdale 76 days
Broward 67 days