

# Unit 609N - Southpoint North

609N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10413841  
 Status: Active  
 Size: 1,747 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Ocean View,Tennis Court View  
 List Price: \$889,000  
 List PPSF: \$509  
 Valuated Price: \$713,000  
 Valuated PPSF: \$384

*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: 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

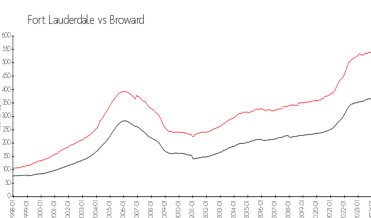
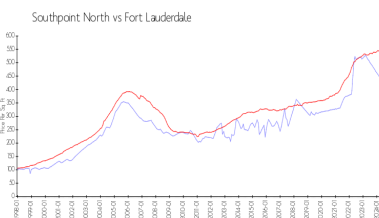
## Building Association Information

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  
Fort Lauderdale  
Broward

88 days  
76 days  
67 days