

# Unit 1104N - Southpoint North

1104N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11517871
Status:	Active
Size:	1,662 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$835,000
List PPSF:	\$502
Valuated Price:	\$703,000
Valuated PPSF:	\$423

*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

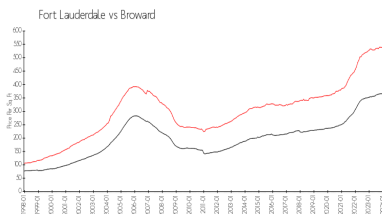
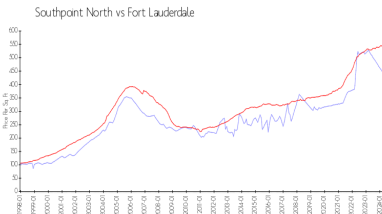
## Building Association Information

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	88 days
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Fort Lauderdale  
Broward

76 days  
67 days