

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.

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

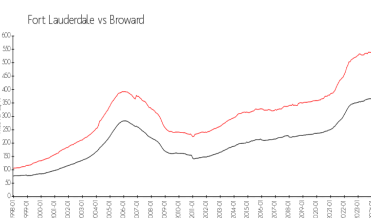
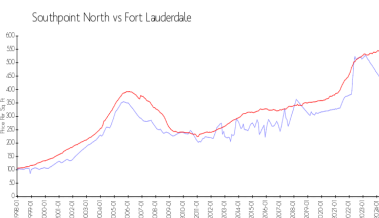
Building Association Information

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