

# Unit 26D - Palms Towers 2

26D - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10386315
Status:	Active
Size:	4,112 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$2,375,000
List PPSF:	\$578
Valuated Price:	\$3,681,000
Valuated PPSF:	\$983

*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:	96
Number of active listings for rent:	5
Number of active listings for sale:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

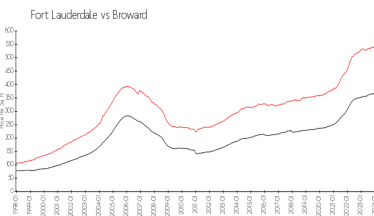
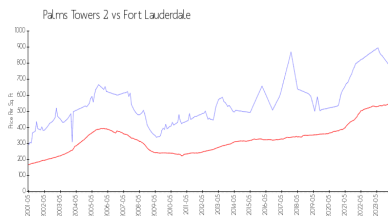
## Building Association Information

Palms Tower 2 Condo Association  
(954) 565-9811

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
29TH FLOOR	4,247 sq ft	Apr 2024	\$4,455,000	\$1,049
20A	2,130 sq ft	Mar 2024	\$1,350,000	\$634
5D	741 sq ft	Jan 2024	\$593,000	\$800
21B	2,623 sq ft	Aug 2023	\$1,995,000	\$761
18A	2,130 sq ft	Jul 2023	\$1,635,000	\$768

## Market Information



Palms Towers 2: \$770/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Palms Towers 2	9%
Fort Lauderdale	4%
Broward	4%



Built in 2001 - 96 units - 31 floors

## **Avg. Time to Close Over Last 12 Months**

Palms Towers 2	126 days
Fort Lauderdale	76 days
Broward	67 days