

Unit 301 - Point of Americas 2

301 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10410131
 Status: Active
 Size: 1,599 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Ocean View,Direct Ocean,Pool Area View
 List Price: \$849,999
 List PPSF: \$532
 Valuated Price: \$844,000
 Valuated PPSF: \$528

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: 281
 Number of active listings for rent: 3
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

Point of Americas 2 apartments
 (954) 522-5446

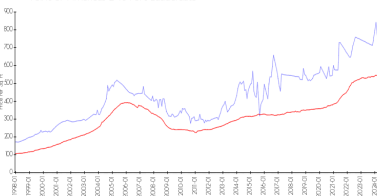
<http://www.pointofamericas2.com/>

Recent Sales

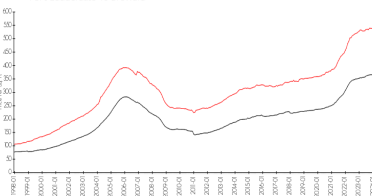
Unit #	Size	Closing Date	Sale Price	PPSF
2204	2,011 sq ft	Apr 2024	\$1,070,000	\$532
2107	1,258 sq ft	Feb 2024	\$750,000	\$596
803	1,258 sq ft	Feb 2024	\$875,000	\$696
304	2,011 sq ft	Feb 2024	\$1,470,000	\$731
1707	1,258 sq ft	Jan 2024	\$650,000	\$517

Market Information

Point of Americas 2 vs Fort Lauderdale



Fort Lauderdale vs Broward



Point of Americas 2: \$713/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

Point of Americas 2 4%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Point of Americas 2	92 days
Fort Lauderdale	76 days
Broward	67 days