

Unit 304 - Point of Americas 2

304 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10431221
 Status: Active
 Size: 2,011 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Ocean View,Direct Ocean
 List Price: \$1,625,000
 List PPSF: \$808
 Valuated Price: \$1,012,000
 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: 10
 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

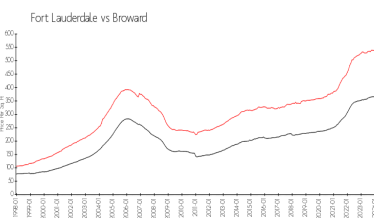
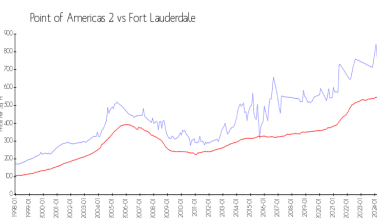
Point of Americas 2 apartments
 (954) 522-5446

<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

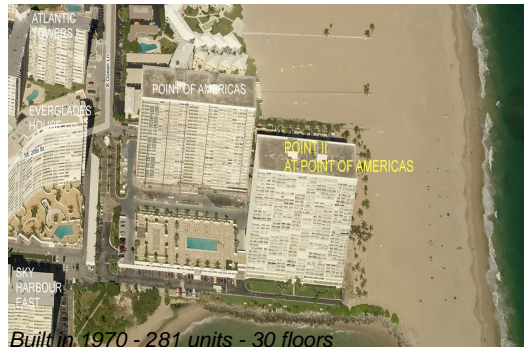


Point of Americas 2: \$713/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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