

Unit 2108 - Point of Americas 1

2108 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11458741
 Status: Active
 Size: 1,880 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$1,195,000
 List PPSF: \$636
 Valuated Price: \$1,121,000
 Valuated PPSF: \$615

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: 276
 Number of active listings for rent: 3
 Number of active listings for sale: 18
 Building inventory for sale: 6%
 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: 1

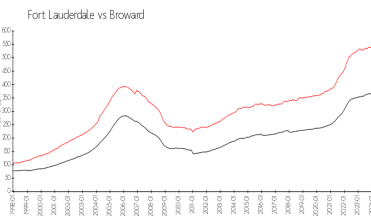
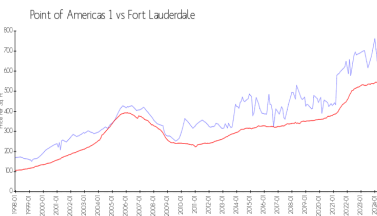
Building Association Information

Point of Americas 1 apartments
 (954) 523-9333

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2112 | 1,813 sq ft | Apr 2024 | \$1,350,000 | \$745 |
| 705 | 1,880 sq ft | Jan 2024 | \$1,420,000 | \$755 |
| 910 | 1,056 sq ft | Jan 2024 | \$600,000 | \$568 |
| 1403 | 1,500 sq ft | Oct 2023 | \$988,900 | \$659 |
| 812 | 1,813 sq ft | Oct 2023 | \$1,400,000 | \$772 |

Market Information



Point of Americas 1: \$599/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Point of Americas 1: 7%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Point of Americas 1
Fort Lauderdale
Broward

65 days
76 days
67 days