Unit 1801 - Point of Americas 1

1801 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	A11473389
Status:	Active
Size:	3,176 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	$2,300,000
List PPSF:	$724
Valuated Price:	$785,000
Valuated PPSF:	$614

Built in 1970 - 276 units - 25 floors

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

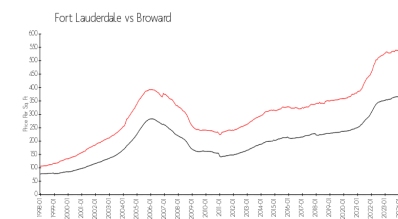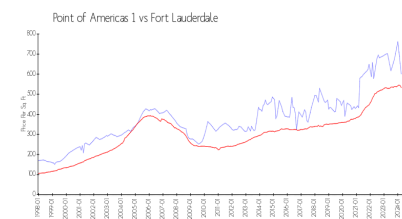|	
Number of units:	276
Number of active listings for rent:	3
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

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 vs Fort Lauderdale

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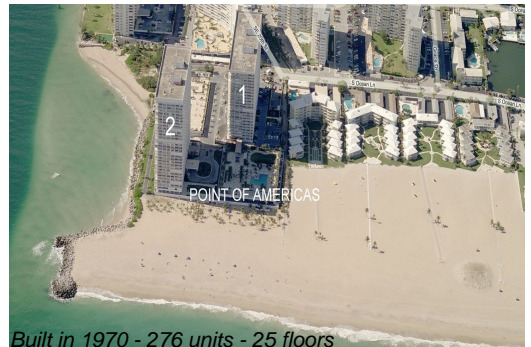
Point of Americas 1:	$599/sq. ft.		Fort Lauderdale:	$533/sq. ft.
Fort Lauderdale:	$533/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Point of Americas 1	6%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Point of Americas 1	65 days
Fort Lauderdale	76 days
Broward	67 days