

Unit 2204 - Point of Americas 2

2204 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11579646
 Status: Active
 Size: 2,011 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$1,290,000
 List PPSF: \$641
 Valuated Price: \$1,379,000
 Valuated PPSF: \$720

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

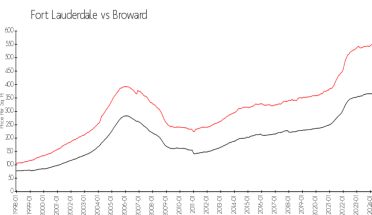
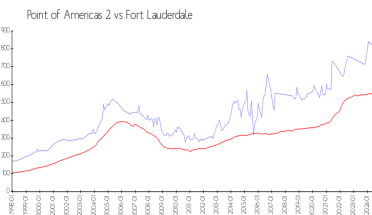
Point of Americas 2 apartments
 (954) 522-5446

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2409/2410	3,787 sq ft	Aug 2024	\$3,100,000	\$819
1909	1,641 sq ft	Aug 2024	\$1,545,000	\$941
301	1,599 sq ft	Jul 2024	\$775,000	\$485
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

Market Information

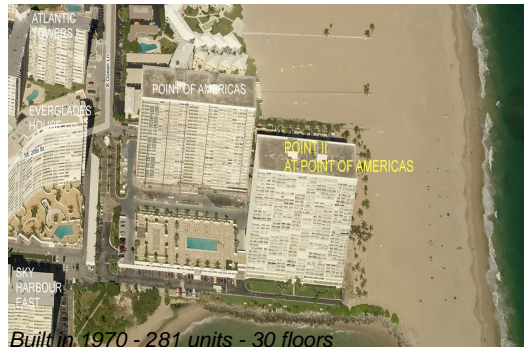


Point of Americas 2: \$806/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale

Point of Americas 2: 3%
 Fort Lauderdale: 5%



Broward

4%

Avg. Time to Close Over Last 12 Months

Point of Americas 2

94 days

Fort Lauderdale

84 days

Broward

72 days