

Unit 2308 - Point of Americas 1

2308 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11580670
 Status: Active
 Size: 1,880 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,230,000
 List PPSF: \$654
 Valuated Price: \$1,170,000
 Valuated PPSF: \$642

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: 15
 Building inventory for sale: 5%
 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

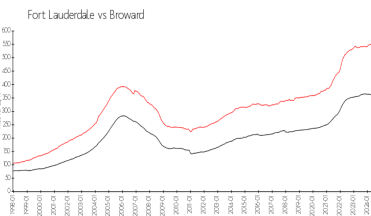
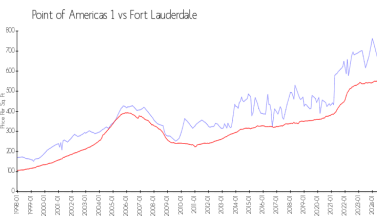
Building Association Information

Point of Americas 1 apartments
 (954) 523-9333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,056 sq ft	Aug 2024	\$657,500	\$623
1811	1,912 sq ft	May 2024	\$1,058,000	\$553
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

Market Information



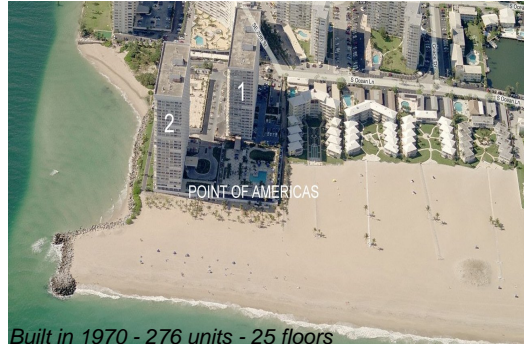
Point of Americas 1: \$614/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/sq. ft.

Inventory for Sale

Point of Americas 1: 5%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Built in 1970 - 276 units - 25 floors

Point of Americas 1
Fort Lauderdale
Broward

96 days
84 days
72 days