

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:	\$1,199,000
List PPSF:	\$638
Valuated Price:	\$1,067,000
Valuated PPSF:	\$585

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:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

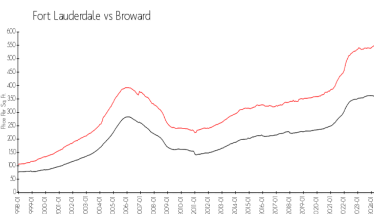
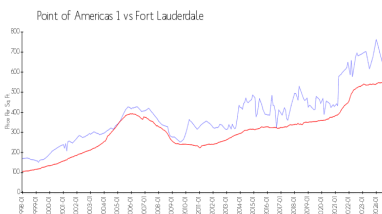
Building Association Information

Point of Americas 1 apartments
(954) 523-9333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	1,278 sq ft	Oct 2024	\$675,000	\$528
512	1,813 sq ft	Sep 2024	\$980,000	\$541
2108	1,880 sq ft	Sep 2024	\$886,240	\$471
2010	1,056 sq ft	Aug 2024	\$657,500	\$623
1811	1,912 sq ft	May 2024	\$1,058,000	\$553

Market Information



Point of Americas 1: \$559/sq. ft.
Fort Lauderdale: \$539/sq. ft.

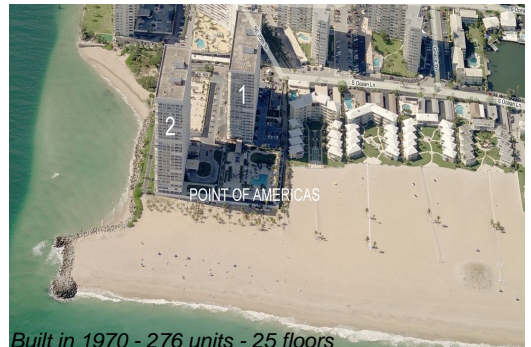
Fort Lauderdale: \$539/sq. ft.
Broward: \$340/sq. ft.

Inventory for Sale

Point of Americas 1	6%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Point of Americas 1	125 days
Fort Lauderdale	86 days
Broward	74 days



Built in 1970 - 276 units - 25 floors