

# Unit 205 - Point of Americas 2

205 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11604053  
 Status: Active  
 Size: 2,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,450,000  
 List PPSF: \$668  
 Valuated Price: \$1,338,000  
 Valuated PPSF: \$656

*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

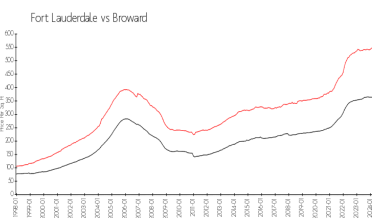
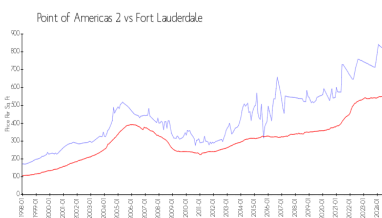
Point of Americas 2 apartments  
 (954) 522-5446

<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

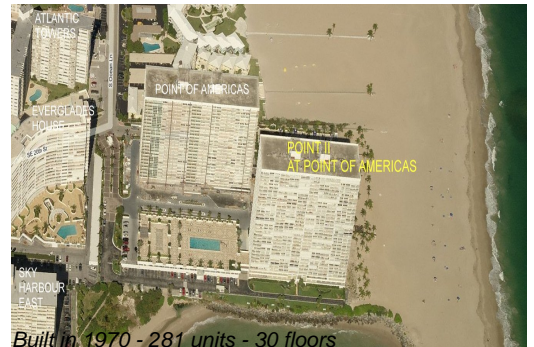


Point of Americas 2: \$806/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/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