

Unit 205 - Point of Americas 2

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

Unit Information

MLS Number:	A11604053
Status:	Pending
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:	\$1,257,000
Valuated PPSF:	\$616

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

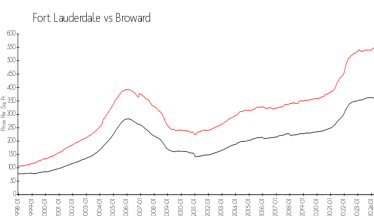
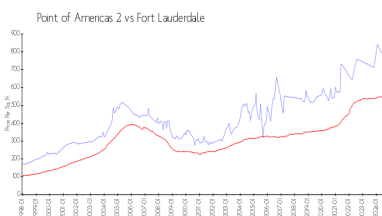
Point of Americas 2 apartments
(954) 522-5446

<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

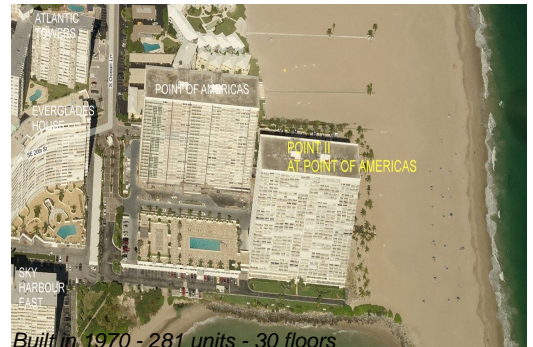


Point of Americas 2: \$756/sq. ft.
Fort Lauderdale: \$539/sq. ft.

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Broward: \$340/sq. ft.

Inventory for Sale

Point of Americas 2	4%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Point of Americas 2	96 days
Fort Lauderdale	86 days
Broward	74 days