

Unit 10E - Palms Towers 2

10E - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11611499 |
| Status: | Active |
| Size: | 1,601 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,275,000 |
| List PPSF: | \$796 |
| Valuated Price: | \$961,000 |
| Valuated PPSF: | \$684 |

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

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|--|----|
| Number of units: | 96 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

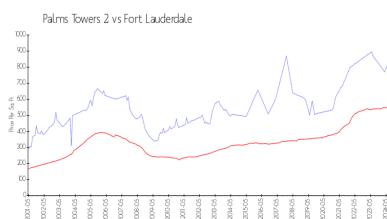
Building Association Information

Palms Tower 2 Condo Association
(954) 565-9811

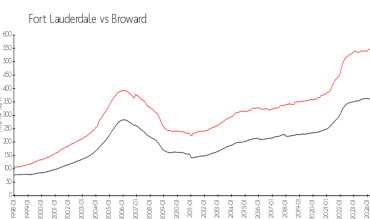
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|------------|-------------|--------------|-------------|---------|
| 26D | 4,112 sq ft | Jun 2024 | \$2,775,000 | \$675 |
| 29TH FLOOR | 4,247 sq ft | Apr 2024 | \$4,455,000 | \$1,049 |
| 20A | 2,130 sq ft | Mar 2024 | \$1,350,000 | \$634 |
| 5D | 741 sq ft | Jan 2024 | \$593,000 | \$800 |

Market Information



Palms Towers 2: \$880/sq. ft.
Fort Lauderdale: \$539/sq. ft.



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

Inventory for Sale

| | |
|-----------------|----|
| Palms Towers 2 | 5% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Palms Towers 2 | 130 days |
| Fort Lauderdale | 86 days |
| Broward | 74 days |

