

# Unit 2008 - Point of Americas 1

2008 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11662188  
 Status: Active  
 Size: 1,880 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Parking-Under Building  
 View:  
 List Price: \$1,595,000  
 List PPSF: \$848  
 Valuated Price: \$1,035,000  
 Valuated PPSF: \$568

*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: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

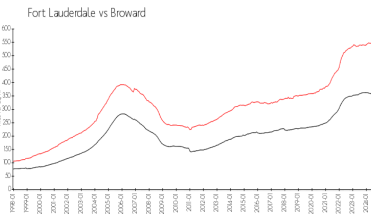
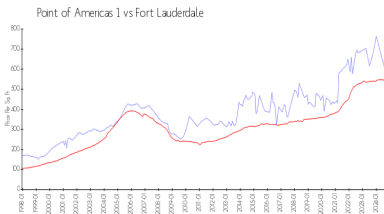
## Building Association Information

Point of Americas 1 apartments  
 (954) 523-9333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1409	1,513 sq ft	Nov 2024	\$732,832	\$484
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

## Market Information



Point of Americas 1: \$559/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/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: 121 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

