

# Unit 610 - Point of Americas 1

610 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	A11677940
Status:	Active
Size:	1,109 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$599,000
List PPSF:	\$540
Valuated Price:	\$522,000
Valuated PPSF:	\$494

*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

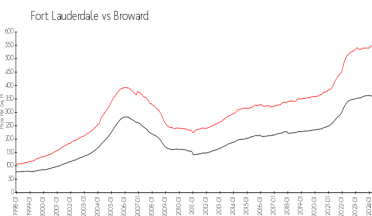
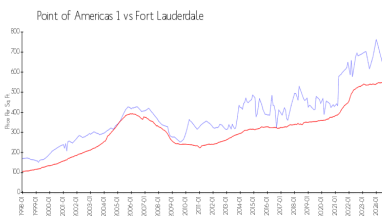
## Building Association Information

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

