

Unit 704 - Point of Americas 1

704 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11690817
 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: \$750,000
 List PPSF: \$676
 Valuated Price: \$637,000
 Valuated PPSF: \$611

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: 16
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

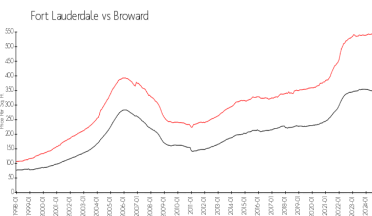
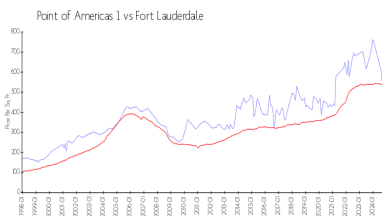
Building Association Information

Point of Americas 1 apartments
 (954) 523-9333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1608	1,880 sq ft	Jan 2025	\$800,000	\$426
1103	1,500 sq ft	Dec 2024	\$910,000	\$607
1206	2,524 sq ft	Nov 2024	\$1,420,000	\$563
1409	1,513 sq ft	Nov 2024	\$732,832	\$484
801	1,278 sq ft	Oct 2024	\$675,000	\$528

Market Information



Point of Americas 1: \$700/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Point of Americas 1: 6%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Point of Americas 1: 143 days
 Fort Lauderdale: 90 days
 Broward: 78 days

