

# Unit 9D - Palms Towers 2

9D - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11702188  
 Status: Active  
 Size: 2,130 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking

View:

List Price: \$1,750,000  
 List PPSF: \$822  
 Valuated Price: \$1,400,000  
 Valuated PPSF: \$721

*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: 96  
 Number of active listings for rent: 5  
 Number of active listings for sale: 9  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

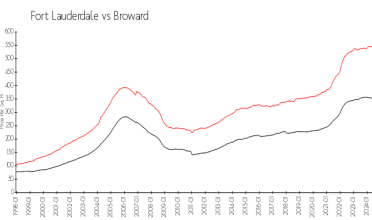
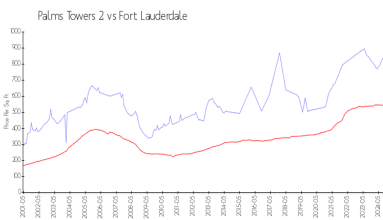
## Building Association Information

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:	\$875/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Palms Towers 2: 9%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Palms Towers 2: 133 days  
 Fort Lauderdale: 89 days  
 Broward: 76 days

