

Unit 5B - Palms Towers 1

5B - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11806797 |
| Status: | Active |
| Size: | 1,998 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,170,000 |
| List PPSF: | \$586 |
| Valuated Price: | \$947,000 |
| Valuated PPSF: | \$549 |

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.



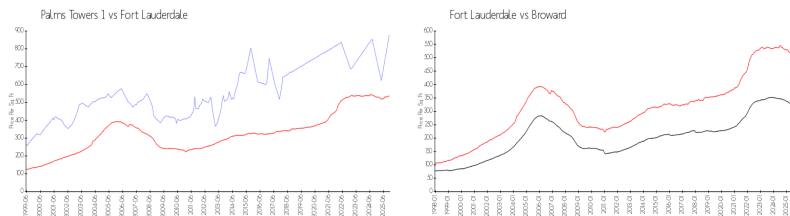
Building Information

| | |
|--|-----|
| Number of units: | 89 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 35 |
| Building inventory for sale: | 39% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 8A | 1,941 sq ft | Apr 2025 | \$1,120,000 | \$577 |
| 16B | 2,623 sq ft | Apr 2025 | \$1,875,000 | \$715 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Palms Towers 1: | \$879/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward: | \$311/sq. ft. |

Inventory for Sale

| | |
|-----------------|-----|
| Palms Towers 1 | 39% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Palms Towers 1 | 34 days |
| Fort Lauderdale | 100 days |
| Broward | 88 days |