

# Unit 2204 - Point of Americas 2

2204 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11950300  
 Status: Active  
 Size: 2,011 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,699,000  
 List PPSF: \$845  
 Valuated Price: \$1,384,000  
 Valuated PPSF: \$722

*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: 281  
 Number of active listings for rent: 3  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

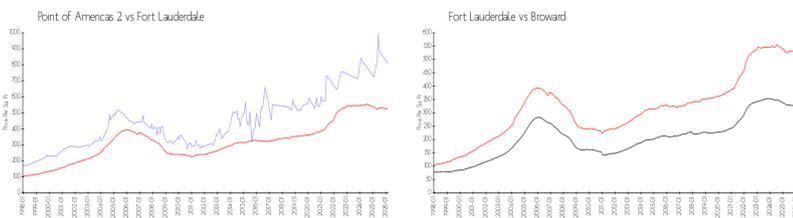
Point of Americas 2 apartments  
 (954) 522-5446

<https://www.pointofamericas2.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	2,170 sq ft	Jan 2026	\$1,050,000	\$484
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805	1,970 sq ft	Dec 2025	\$1,100,000	\$558
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1208	2,005 sq ft	Jul 2025	\$1,600,000	\$798

## Market Information



Point of Americas 2: \$808/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$306/sq. ft.

## Inventory for Sale

Point of Americas 2: 5%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Point of Americas 2: 77 days



Fort Lauderdale  
Broward

103 days  
89 days