

# Unit 412 - Point of Americas 1

412 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	A11950943
Status:	Active
Size:	1,813 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$1,695,000
List PPSF:	\$935
Valuated Price:	\$1,265,000
Valuated PPSF:	\$734

*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:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

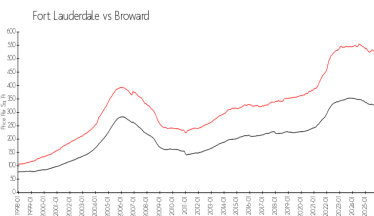
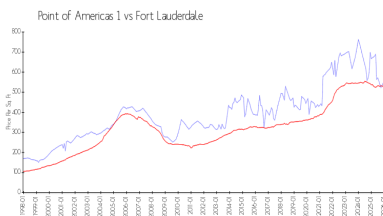
Point of Americas 1 apartments  
(954) 523-9333

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2207	2,116 sq ft	Mar 2026	\$879,478	\$416
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1502	1,879 sq ft	Oct 2025	\$930,000	\$495
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1103	1,500 sq ft	Jun 2025	\$910,000	\$607
1610	1,109 sq ft	Jun 2025	\$525,000	\$473

## Market Information



Point of Americas 1: \$576/sq. ft.  
Fort Lauderdale: \$522/sq. ft.

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Broward: \$304/sq. ft.

## Inventory for Sale

Point of Americas 1	7%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months

Point of Americas 1  
Fort Lauderdale  
Broward

94 days  
103 days  
89 days