

Unit 3010-09 - Point of Americas 2

3010-09 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11972758
 Status: Active
 Size: 3,644 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Guest Parking, Parking-Under Building
 View:
 List Price: \$3,895,000
 List PPSF: \$1,069
 Valuated Price: \$4,274,000
 Valuated PPSF: \$1,174

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

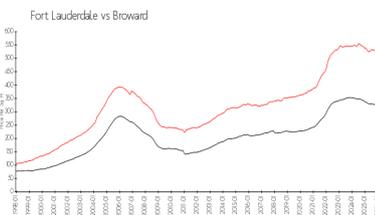
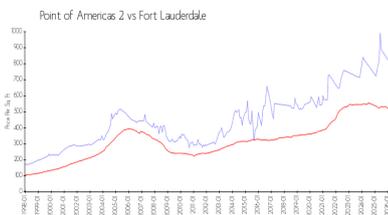
Point of Americas 2 apartments
 (954) 522-5446

<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
Fort Lauderdale
Broward

77 days
103 days
89 days