

# Unit 10D - Palms Towers 1

10D - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

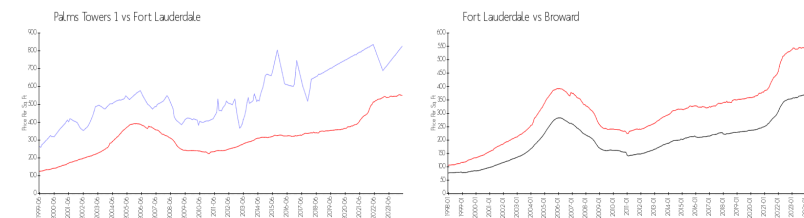
MLS Number:	F10418157
Status:	Pending
Size:	2,172 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,175,000
List PPSF:	\$541
Valuated Price:	\$1,251,000
Valuated PPSF:	\$632

*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:	24
Building inventory for sale:	26%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Market Information



Palms Towers 1:	\$826/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Palms Towers 1	27%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Palms Towers 1	265 days
Fort Lauderdale	79 days
Broward	68 days

