

# Unit 8A - Palms Towers 1

8A - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10439425  
 Status: Active  
 Size: 2,130 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Intracoastal View, Ocean View, Direct Ocean  
 List Price: \$1,289,000  
 List PPSF: \$605  
 Valuated Price: \$1,490,000  
 Valuated PPSF: \$768

*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.*

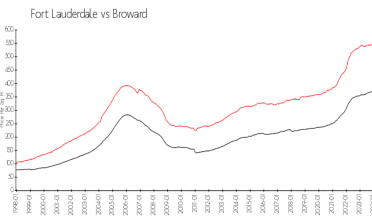
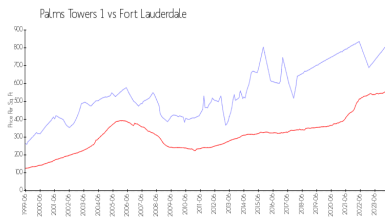
## Building Information

Number of units: 89  
 Number of active listings for rent: 7  
 Number of active listings for sale: 25  
 Building inventory for sale: 28%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10D	2,172 sq ft	Jun 2024	\$1,040,000	\$479

## Market Information



Palms Towers 1:	\$826/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Palms Towers 1	28%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palms Towers 1	186 days
Fort Lauderdale	80 days
Broward	69 days

