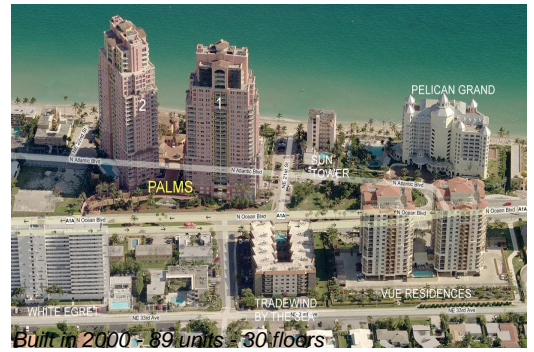


Unit 16E - Palms Towers 1

16E - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10441573
Status:	Active
Size:	4,795 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Direct Ocean
List Price:	\$4,995,000
List PPSF:	\$1,042
Valuated Price:	\$3,770,000
Valuated PPSF:	\$863



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.

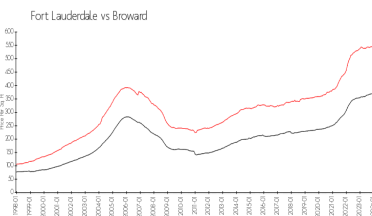
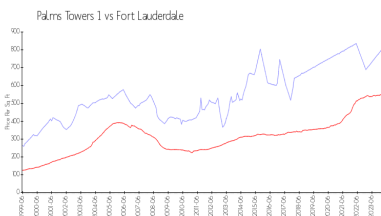
Building Information

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