

# Unit 1103 - Point of Americas 1

1103 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10447836
Status:	Active
Size:	1,584 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Ocean View
List Price:	\$939,000
List PPSF:	\$593
Valuated Price:	\$802,000
Valuated PPSF:	\$559

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:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

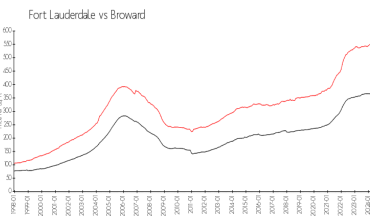
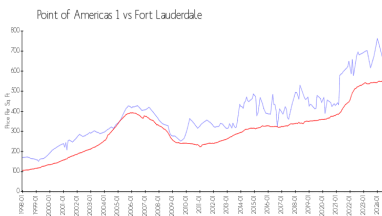
## Building Association Information

Point of Americas 1 apartments  
(954) 523-9333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,056 sq ft	Aug 2024	\$657,500	\$623
1811	1,912 sq ft	May 2024	\$1,058,000	\$553
2112	1,813 sq ft	Apr 2024	\$1,350,000	\$745
705	1,880 sq ft	Jan 2024	\$1,420,000	\$755
910	1,056 sq ft	Jan 2024	\$600,000	\$568

## Market Information



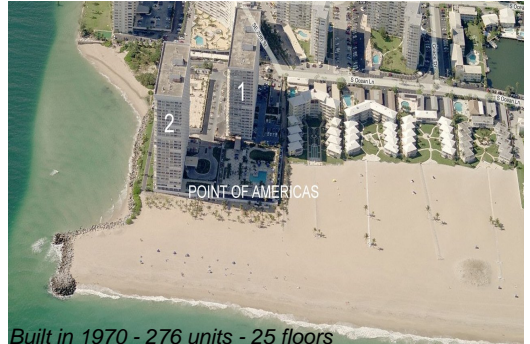
Point of Americas 1: \$614/sq. ft.  
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

## Inventory for Sale

Point of Americas 1	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Point of Americas 1  
Fort Lauderdale  
Broward

96 days  
84 days  
72 days