

Unit 1604 - Point of Americas 2

1604 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10454595
Status:	Cancelled
Size:	2,011 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Guest Parking,Parking-Under Building
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,850,000
List PPSF:	\$920
Valuated Price:	\$1,224,000
Valuated PPSF:	\$639

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:	7
Building inventory for sale:	2%
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:	3

Building Association Information

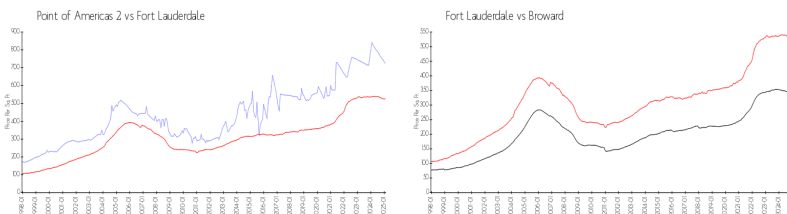
Point of Americas 2 apartments
(954) 522-5446

<http://www.pointofamericas2.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	2,011 sq ft	Mar 2025	\$1,250,000	\$622
905	2,170 sq ft	Feb 2025	\$1,075,000	\$495
1102	2,003 sq ft	Feb 2025	\$1,520,000	\$759
2409/2410	3,787 sq ft	Aug 2024	\$3,100,000	\$819
1909	1,641 sq ft	Aug 2024	\$1,545,000	\$941

Market Information

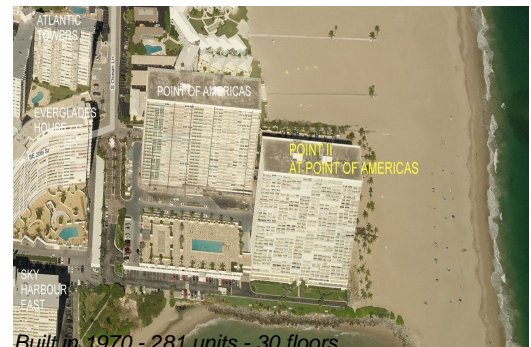


Point of Americas 2:	\$758/sq. ft.	Fort Lauderdale:	\$521/sq. ft.
Fort Lauderdale:	\$521/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Point of Americas 2	2%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months



Point of Americas 2	140 days
Fort Lauderdale	92 days
Broward	83 days