

Unit 1604 - Point of Americas 2

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

Unit Information

MLS Number: F10454595
 Status: Active
 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: \$1,137,000
 Valuated PPSF: \$593

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: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

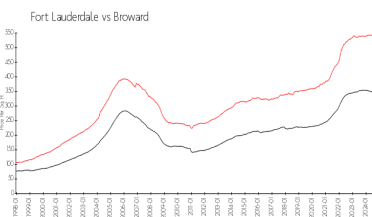
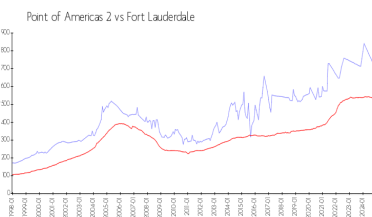
Point of Americas 2 apartments
 (954) 522-5446

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2409/2410	3,787 sq ft	Aug 2024	\$3,100,000	\$819
1909	1,641 sq ft	Aug 2024	\$1,545,000	\$941
301	1,599 sq ft	Jul 2024	\$775,000	\$485
2204	2,011 sq ft	Apr 2024	\$1,070,000	\$532
2107	1,258 sq ft	Feb 2024	\$750,000	\$596
803	1,258 sq ft	Feb 2024	\$875,000	\$696
304	2,011 sq ft	Feb 2024	\$1,470,000	\$731

Market Information

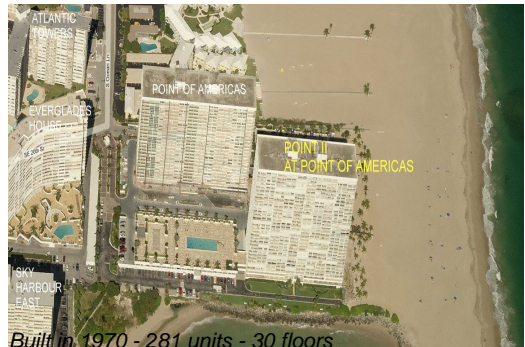


Point of Americas 2: \$704/sq. ft.
 Fort Lauderdale: \$527/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Point of Americas 2	101 days
Fort Lauderdale	89 days
Broward	78 days