

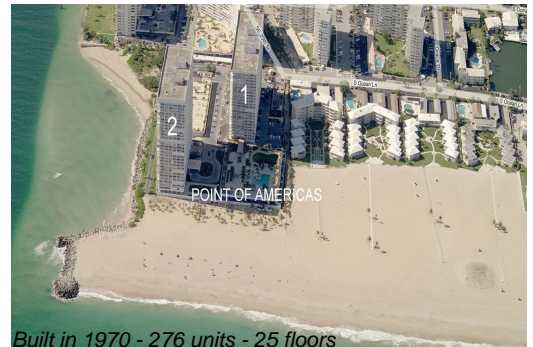
Unit 412 - Point of Americas 1

412 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10461149
Status:	Active
Size:	1,813 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$1,699,000
List PPSF:	\$937
Valuated Price:	\$1,227,000
Valuated PPSF:	\$712

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:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

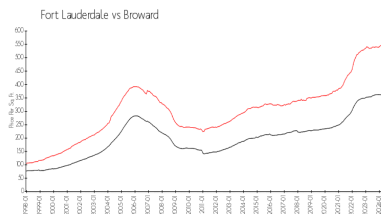
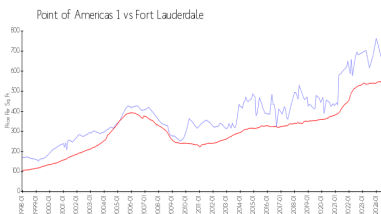
Building Association Information

Point of Americas 1 apartments
(954) 523-9333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	1,500 sq ft	Dec 2024	\$910,000	\$607
1206	2,524 sq ft	Nov 2024	\$1,420,000	\$563
1409	1,513 sq ft	Nov 2024	\$732,832	\$484
801	1,278 sq ft	Oct 2024	\$675,000	\$528
512	1,813 sq ft	Sep 2024	\$980,000	\$541
2108	1,880 sq ft	Sep 2024	\$886,240	\$471

Market Information



Point of Americas 1: \$559/sq. ft.
Fort Lauderdale: \$539/sq. ft.

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Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Point of Americas 1	146 days
Fort Lauderdale	87 days
Broward	75 days