

# Unit 2509 - Point of Americas 1

2509 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10474354  
 Status: Active  
 Size: 1,463 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$1,100,000  
 List PPSF: \$752  
 Valuated Price: \$936,000  
 Valuated PPSF: \$640

*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: 16  
 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: 4

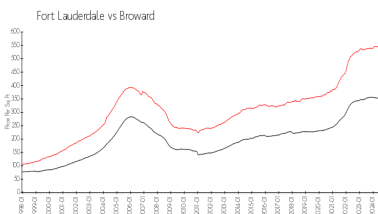
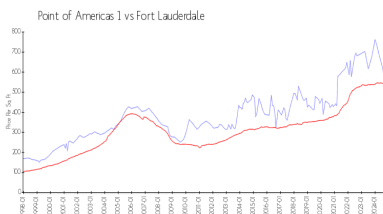
## Building Association Information

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



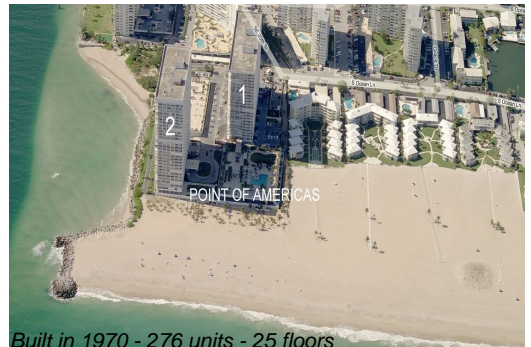
Point of Americas 1: \$600/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Point of Americas 1: 133 days



Fort Lauderdale  
Broward

89 days  
76 days