

Unit 811 - Point of Americas 1

811 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10485530
 Status: Active
 Size: 1,912 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking, Parking-Under Building
 View:
 List Price: \$1,495,000
 List PPSF: \$782
 Valuated Price: \$1,151,000
 Valuated PPSF: \$637

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: 20
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

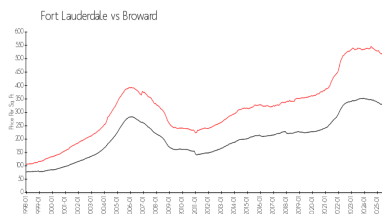
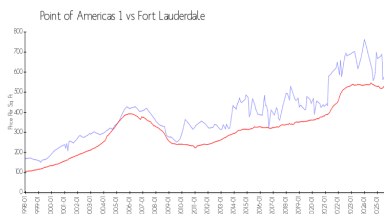
Point of Americas 1 apartments
 (954) 523-9333

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,879 sq ft	Oct 2025	\$930,000	\$495
1610	1,109 sq ft	Jun 2025	\$525,000	\$473
1703	1,500 sq ft	May 2025	\$840,000	\$560
2102	1,879 sq ft	May 2025	\$1,455,000	\$774
704	1,109 sq ft	Apr 2025	\$725,000	\$654
610	1,109 sq ft	Apr 2025	\$525,000	\$473

Market Information

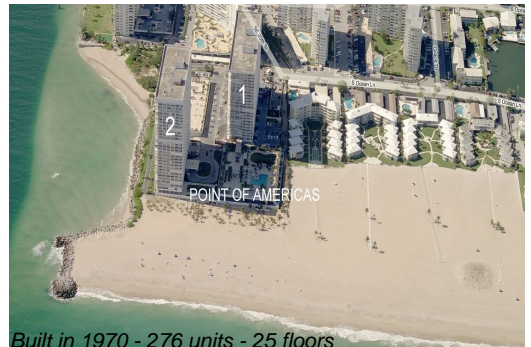


Point of Americas 1: \$628/sq. ft.
 Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale

Point of Americas 1: 7%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Point of Americas 1	80 days
Fort Lauderdale	100 days
Broward	87 days