

Unit 2607 - Point of Americas 2

2607 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10506121
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$925,000
List PPSF:	\$771
Valuated Price:	\$1,016,000
Valuated PPSF:	\$847

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

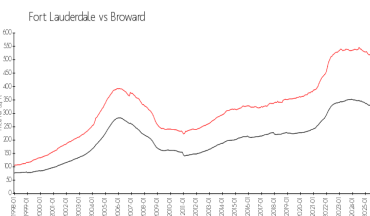
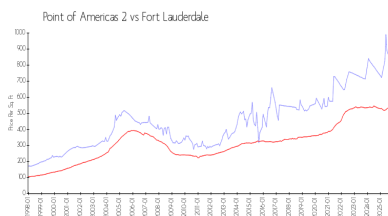
Point of Americas 2 apartments
(954) 522-5446

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1208	2,005 sq ft	Jul 2025	\$1,600,000	\$798
209/210	3,634 sq ft	Jun 2025	\$2,700,000	\$743
1406	2,071 sq ft	May 2025	\$1,695,000	\$818
508	2,011 sq ft	May 2025	\$1,110,000	\$552
1604	2,011 sq ft	May 2025	\$1,600,000	\$796

Market Information



Point of Americas 2: \$819/sq. ft.
Fort Lauderdale: \$535/sq. ft.

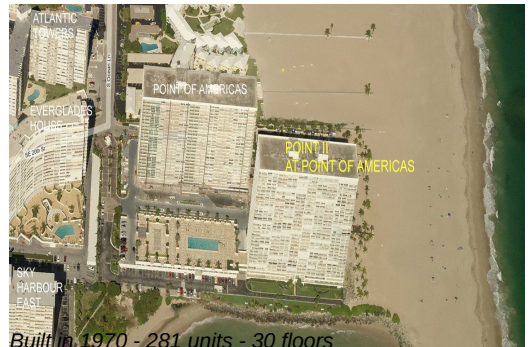
Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Point of Americas 2	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Point of Americas 2	124 days
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Fort Lauderdale
Broward

100 days
88 days