

# Unit 20D - Palms Towers 1

20D - 2100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10513664
Status:	Active
Size:	2,172 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,400,000
List PPSF:	\$645
Valuated Price:	\$1,471,000
Valuated PPSF:	\$744

*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.*

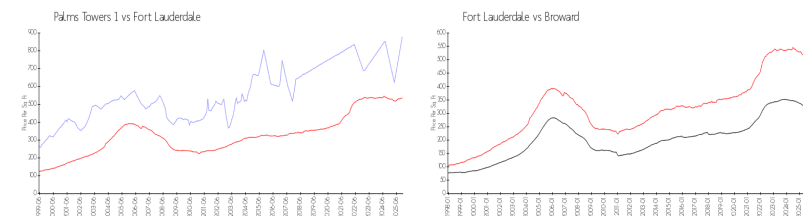
## Building Information

Number of units:	89
Number of active listings for rent:	7
Number of active listings for sale:	35
Building inventory for sale:	39%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8A	1,941 sq ft	Apr 2025	\$1,120,000	\$577
16B	2,623 sq ft	Apr 2025	\$1,875,000	\$715

## Market Information



Palms Towers 1:	\$879/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Palms Towers 1	39%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Palms Towers 1	34 days
Fort Lauderdale	100 days
Broward	88 days

