

Unit 1707 - Point of Americas 1

1707 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10528263
Status: Active
Size: 2,116 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Assigned Parking,Deeded Parking
View:
List Price: \$1,545,000
List PPSF: \$730
Valuated Price: \$1,187,000
Valuated PPSF: \$606

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

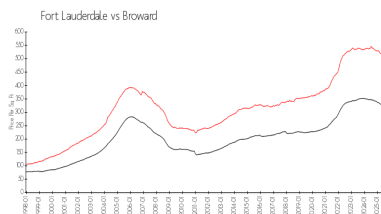
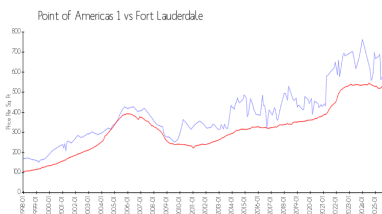
Point of Americas 1 apartments
(954) 523-9333

<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

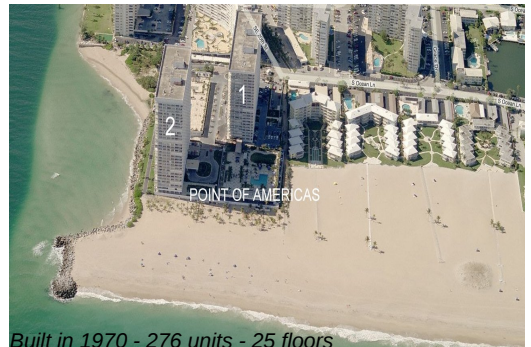


Point of Americas 1:	\$628/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 1970 - 276 units - 25 floors

Point of Americas 1	80 days
Fort Lauderdale	101 days
Broward	88 days