

Unit 2509 - Point of Americas 1

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

Unit Information

MLS Number: F10528537
 Status: Active
 Size: 1,513 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$900,000
 List PPSF: \$595
 Valuated Price: \$979,000
 Valuated PPSF: \$669

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

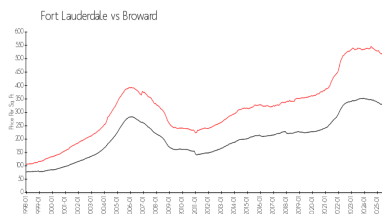
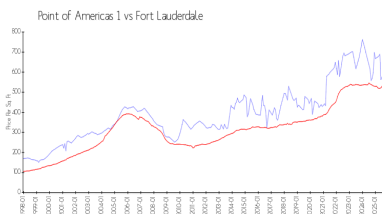
Point of Americas 1 apartments
 (954) 523-9333

<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

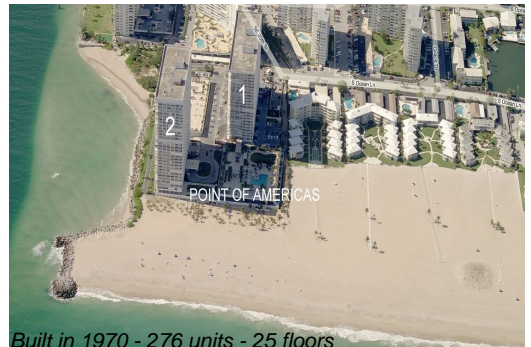


Point of Americas 1: \$628/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$311/sq. ft.

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	101 days
Broward	88 days