

Unit IV - Palms Oceanfront Villas

IV - 2120 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10540171 |
| Status: | Active |
| Size: | 3,817 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$4,375,000 |
| List PPSF: | \$1,146 |
| Valuated Price: | \$4,375,000 |
| Valuated PPSF: | \$1,025 |

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

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|--|-----|
| Number of units: | 7 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 28% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

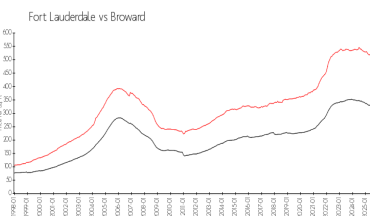
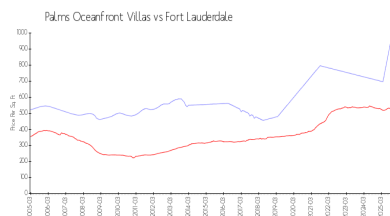
The Palms 2100 Tower One Condominium Association Inc
2100 N Ocean Boulevard
Fort Lauderdale, FL33305-1934
(954) 565-6093

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| VII | 5,265 sq ft | Nov 2025 | \$3,775,000 | \$717 |
| IV | 3,817 sq ft | Apr 2025 | \$2,975,383 | \$780 |

Market Information



| | | | |
|--------------------------|---------------|------------------|---------------|
| Palms Oceanfront Villas: | \$978/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward: | \$311/sq. ft. |

Inventory for Sale

| | |
|-------------------------|-----|
| Palms Oceanfront Villas | 29% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Palms Oceanfront Villas
Fort Lauderdale
Broward

255 days
101 days
88 days