

Unit 2306 - Point of Americas 1

2306 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10541387
 Status: Pending
 Size: 2,491 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Attached,Attached
 Garage,Covered,Garage,Guest
 Ocean,Intracoastal,Direct Ocean
 View:
 List Price: \$2,095,000
 List PPSF: \$841
 Valuated Price: \$1,473,000
 Valuated PPSF: \$591

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: 19
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

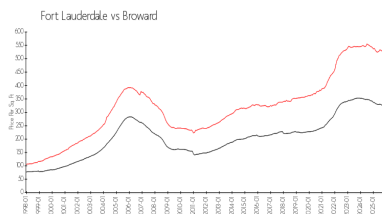
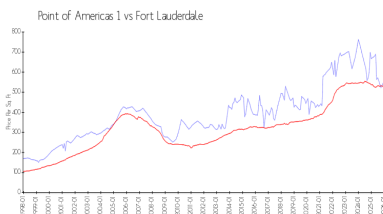
Point of Americas 1 apartments
 (954) 523-9333

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2207	2,116 sq ft	Mar 2026	\$879,478	\$416
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1502	1,879 sq ft	Oct 2025	\$930,000	\$495
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1103	1,500 sq ft	Jun 2025	\$910,000	\$607
1610	1,109 sq ft	Jun 2025	\$525,000	\$473

Market Information

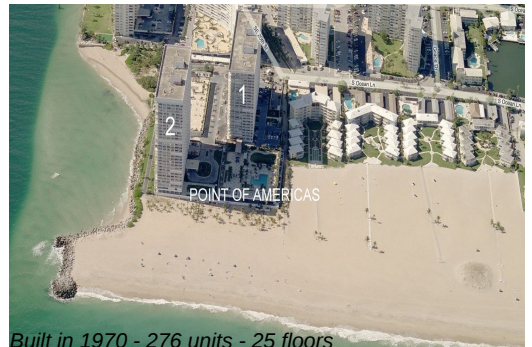
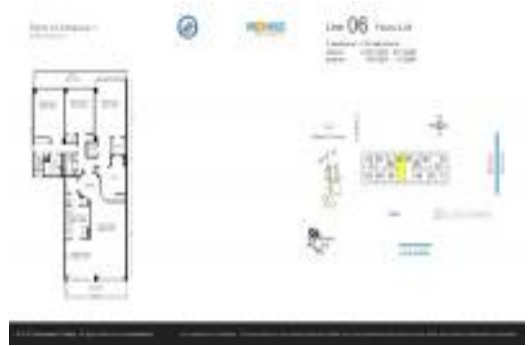


Point of Americas 1: \$576/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Point of Americas 1: 7%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Point of Americas 1	94 days
Fort Lauderdale	103 days
Broward	89 days