

Unit 1103 - Point of Americas 2

1103 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10546611
 Status: Active
 Size: 1,258 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Attached, Attached
 Garage, Covered, Garage, Guest
 Ocean, Direct Ocean, Beach, Pool, Water
 View:
 List Price: \$969,000
 List PPSF: \$770
 Valuated Price: \$855,000
 Valuated PPSF: \$720

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: 281
 Number of active listings for rent: 3
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

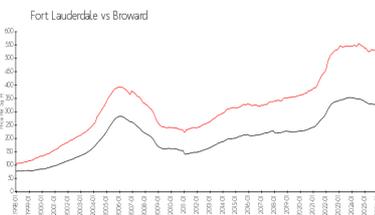
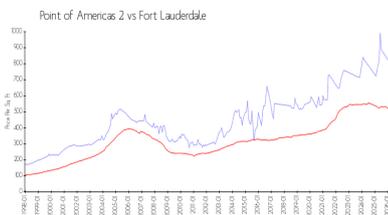
Point of Americas 2 apartments
 (954) 522-5446

<https://www.pointofamericas2.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	2,170 sq ft	Jan 2026	\$1,050,000	\$484
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805	1,970 sq ft	Dec 2025	\$1,100,000	\$558
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1208	2,005 sq ft	Jul 2025	\$1,600,000	\$798

Market Information



Point of Americas 2: \$808/sq. ft.
 Fort Lauderdale: \$522/sq. ft.
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 Broward: \$306/sq. ft.

Inventory for Sale

Point of Americas 2: 5%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Point of Americas 2
Fort Lauderdale
Broward

77 days
103 days
89 days