

# Unit 7B - Palms Towers 2

7B - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	RX-11040651
Status:	Active
Size:	3,205 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned
View:	Ocean
List Price:	\$2,350,000
List PPSF:	\$733
Valuated Price:	\$2,405,000
Valuated PPSF:	\$826

*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:	96
Number of active listings for rent:	5
Number of active listings for sale:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

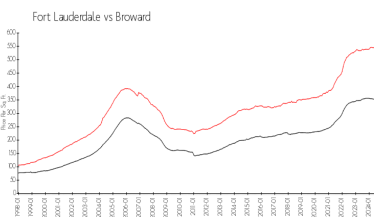
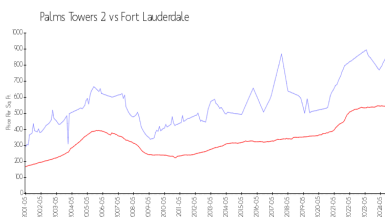
## Building Association Information

Palms Tower 2 Condo Association  
(954) 565-9811

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
26D	4,112 sq ft	Jun 2024	\$2,775,000	\$675
29TH FLOOR	4,247 sq ft	Apr 2024	\$4,455,000	\$1,049
20A	2,130 sq ft	Mar 2024	\$1,350,000	\$634
5D	741 sq ft	Jan 2024	\$593,000	\$800

## Market Information



Palms Towers 2:	\$875/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Palms Towers 2	9%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Palms Towers 2	133 days
Fort Lauderdale	89 days
Broward	76 days

