

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

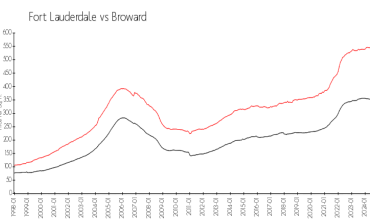
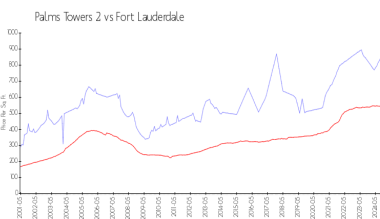
Building Association Information

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

