

Unit 7B - Palms Towers 2

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

Unit Information

MLS Number: A11498586
 Status: Active
 Size: 3,205 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,400,009
 List PPSF: \$749
 Valuated Price: \$2,115,000
 Valuated PPSF: \$727

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: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

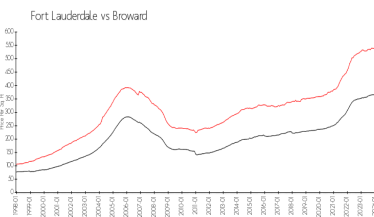
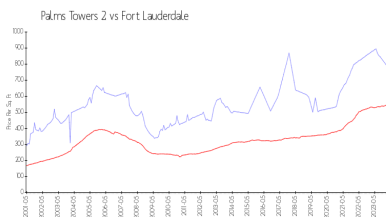
Building Association Information

Palms Tower 2 Condo Association
 (954) 565-9811

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
21B	2,623 sq ft	Aug 2023	\$1,995,000	\$761
18A	2,130 sq ft	Jul 2023	\$1,635,000	\$768

Market Information



Palms Towers 2: \$770/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
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 Broward: \$351/sq. ft.

Inventory for Sale

Palms Towers 2: 9%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Palms Towers 2
Fort Lauderdale
Broward

126 days
76 days
67 days