

# Unit 1409 - Point of Americas 1

1409 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10419609  
 Status: Active  
 Size: 1,513 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Parking-Under Building  
 View: Intracoastal View, Ocean View, Direct Ocean  
 List Price: \$925,000  
 List PPSF: \$611  
 Valuated Price: \$839,000  
 Valuated PPSF: \$573

*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: 18  
 Building inventory for sale: 6%  
 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: 1

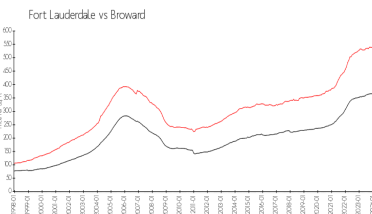
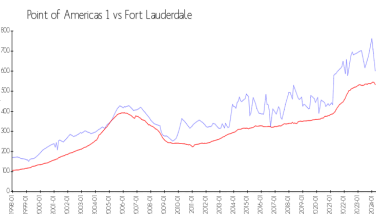
## Building Association Information

Point of Americas 1 apartments  
 (954) 523-9333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2112	1,813 sq ft	Apr 2024	\$1,350,000	\$745
705	1,880 sq ft	Jan 2024	\$1,420,000	\$755
910	1,056 sq ft	Jan 2024	\$600,000	\$568
1403	1,500 sq ft	Oct 2023	\$988,900	\$659
812	1,813 sq ft	Oct 2023	\$1,400,000	\$772

## Market Information



Point of Americas 1: \$599/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Point of Americas 1: 7%  
 Fort Lauderdale: 4%  
 Broward: 4%



## Avg. Time to Close Over Last 12 Months

Point of Americas 1	65 days
Fort Lauderdale	76 days
Broward	67 days