

Unit 2010 - Point of Americas 1

2010 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10427775
Status:	Active
Size:	1,056 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Ocean View,Direct Ocean
List Price:	\$685,000
List PPSF:	\$649
Valuated Price:	\$643,000
Valuated PPSF:	\$609

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:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

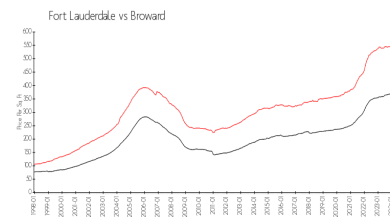
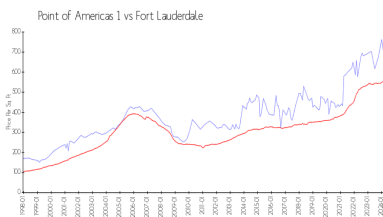
Building Association Information

Point of Americas 1 apartments
(954) 523-9333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1811	1,912 sq ft	May 2024	\$1,058,000	\$553
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



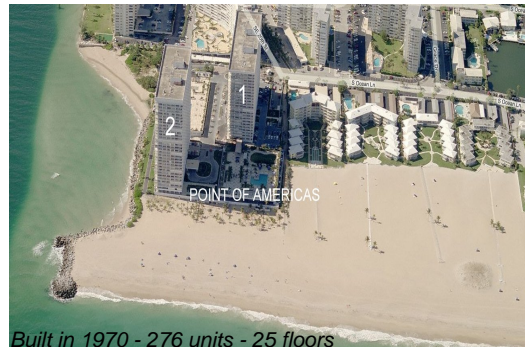
Point of Americas 1: \$599/sq. ft.
Fort Lauderdale: \$550/sq. ft.

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Broward: \$350/sq. ft.

Inventory for Sale

Point of Americas 1	5%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Point of Americas 1	77 days
Fort Lauderdale	79 days
Broward	68 days