

Unit 23B - Palms Towers 2

23B - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10431620
Status:	Active
Size:	2,623 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Parking-Under Building
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$2,499,000
List PPSF:	\$953
Valuated Price:	\$1,835,000
Valuated PPSF:	\$784

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

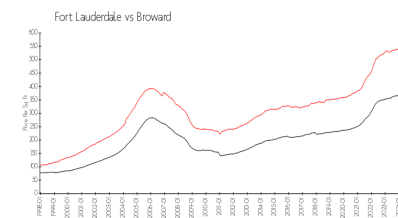
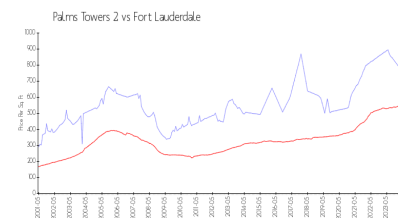
Building Association Information

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%



Built in 2001 - 96 units - 31 floors

Avg. Time to Close Over Last 12 Months

Palms Towers 2	126 days
Fort Lauderdale	76 days
Broward	67 days