

# Unit 2803 - Point of Americas 2

2803 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	A11513429
Status:	Active
Size:	1,258 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$895,000
List PPSF:	\$711
Valuated Price:	\$894,000
Valuated PPSF:	\$753

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:	281
Number of active listings for rent:	3
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

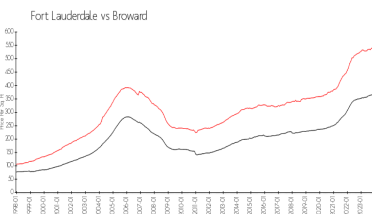
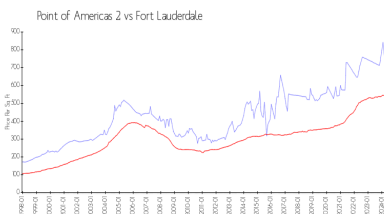
Point of Americas 2 apartments  
(954) 522-5446

<http://www.pointofamericas2.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	2,011 sq ft	Apr 2024	\$1,070,000	\$532
2107	1,258 sq ft	Feb 2024	\$750,000	\$596
803	1,258 sq ft	Feb 2024	\$875,000	\$696
304	2,011 sq ft	Feb 2024	\$1,470,000	\$731
1707	1,258 sq ft	Jan 2024	\$650,000	\$517

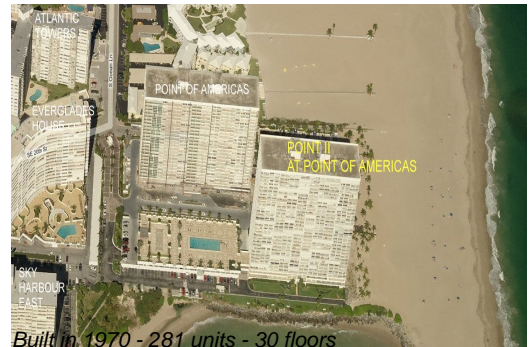
## Market Information



Point of Americas 2:	\$713/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Point of Americas 2	4%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Point of Americas 2	92 days
Fort Lauderdale	76 days
Broward	67 days