

# 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

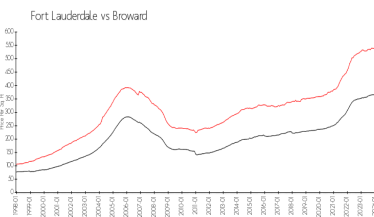
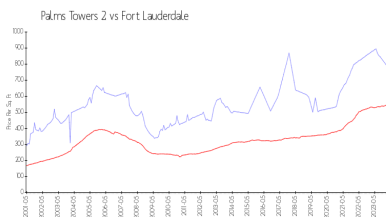
## Building Association Information

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