

# 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

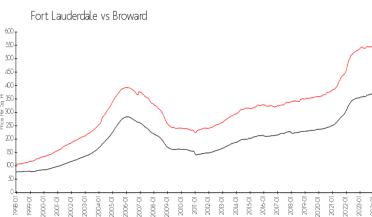
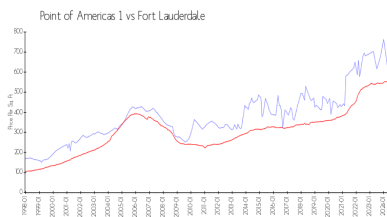
## Building Association Information

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



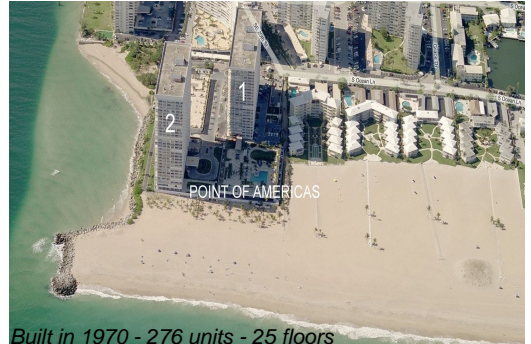
Point of Americas 1: \$599/sq. ft.  
 Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.  
 Broward: \$353/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Point of Americas 1  
Fort Lauderdale  
Broward

77 days  
78 days  
68 days