

Unit 1408 - Leisure Towers

1408 - 1500 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	A11577300
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$509,900
List PPSF:	\$477
Valuated Price:	\$446,000
Valuated PPSF:	\$417

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:	118
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	16%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

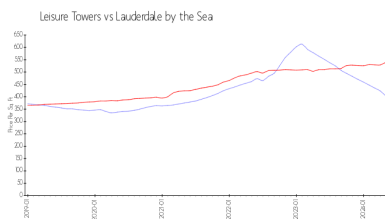
Building Association Information

Leisure Towers
Address: 1500 S Ocean Blvd,
Pompano Beach, FL 3306
Phone: +1 954-946-2444

Recent Sales

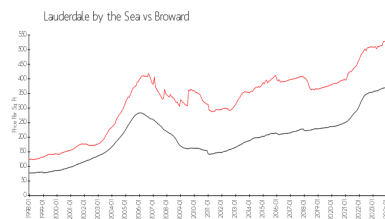
Unit #	Size	Closing Date	Sale Price	PPSF
508	1,070 sq ft	Jun 2024	\$445,000	\$416
801	1,070 sq ft	Apr 2024	\$442,500	\$414
1403	1,070 sq ft	Feb 2024	\$480,000	\$449
207	1,250 sq ft	Aug 2023	\$517,000	\$414
1403	1,250 sq ft	Jul 2023	\$525,000	\$420
1207	1,250 sq ft	Jul 2023	\$545,000	\$436

Market Information



Leisure Towers: \$402/sq. ft.

Lauderdale by the Sea: \$540/sq. ft.



Lauderdale by the Sea: \$540/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale

Leisure Towers 16%



Lauderdale by the Sea	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Leisure Towers	133 days
Lauderdale by the Sea	80 days
Broward	69 days