

# Unit 209 - Breakwater Towers

209 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11686253  
 Status: Active  
 Size: 805 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$200,000  
 List PPSF: \$248  
 Valuated Price: \$259,000  
 Valuated PPSF: \$322

*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: 185  
 Number of active listings for rent: 0  
 Number of active listings for sale: 19  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Building Association Information

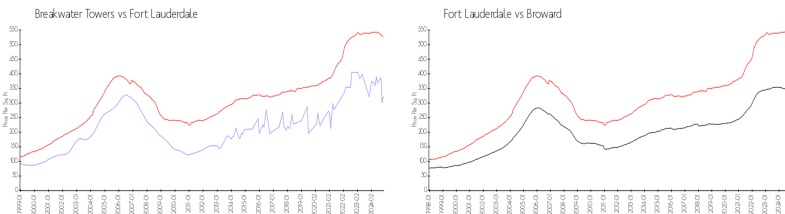
Breakwater Towers Corp  
 1900 S Ocean Drive  
 Fort Lauderdale, FL33316-3763  
 (954) 523-6636

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	805 sq ft	Dec 2024	\$196,000	\$243
1208	532 sq ft	Dec 2024	\$205,000	\$385
210	805 sq ft	Nov 2024	\$240,000	\$298
1407	532 sq ft	Oct 2024	\$200,000	\$376
509	805 sq ft	Sep 2024	\$255,000	\$317

## Market Information

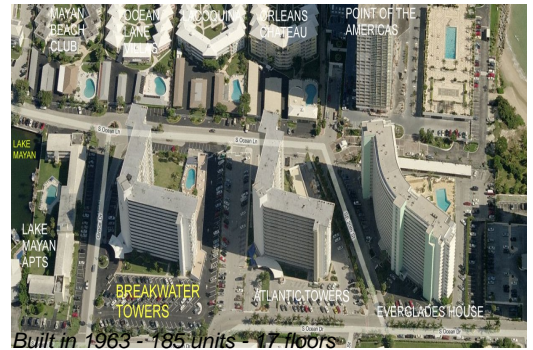


Breakwater Towers: \$326/sq. ft.      Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Breakwater Towers: 10%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Breakwater Towers  
Fort Lauderdale  
Broward

134 days  
90 days  
78 days