

Unit 210 - Breakwater Towers

210 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10439129
 Status: Active
 Size: 805 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Garden View
 List Price: \$289,900
 List PPSF: \$360
 Valuated Price: \$285,000
 Valuated PPSF: \$354

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: 20
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 8

Building Association Information

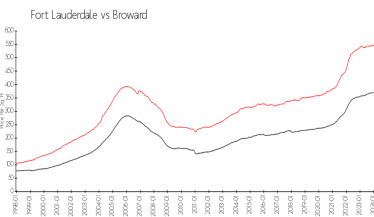
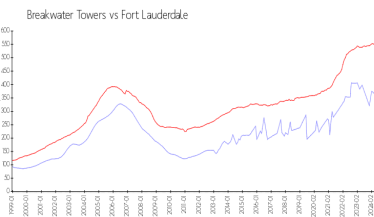
Breakwater Towers Corp
 1900 S Ocean Drive
 Fort Lauderdale, FL33316-3763
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<http://www.breakwatertowerscorporation.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	532 sq ft	Jun 2024	\$230,000	\$432
1507	532 sq ft	May 2024	\$223,000	\$419
1108	532 sq ft	Apr 2024	\$260,000	\$489
1404	805 sq ft	Apr 2024	\$269,200	\$334
504	805 sq ft	Apr 2024	\$195,000	\$242

Market Information



Breakwater Towers: \$359/sq. ft.
 Fort Lauderdale: \$549/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Breakwater Towers 11%
 Fort Lauderdale 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	80 days
Broward	69 days