

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:	7

Building Association Information

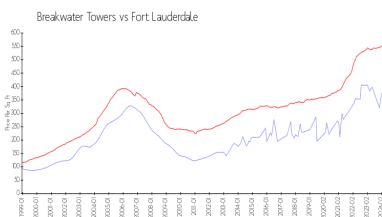
Breakwater Towers Corp
1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

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

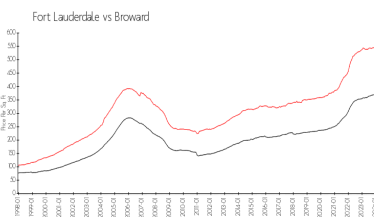
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



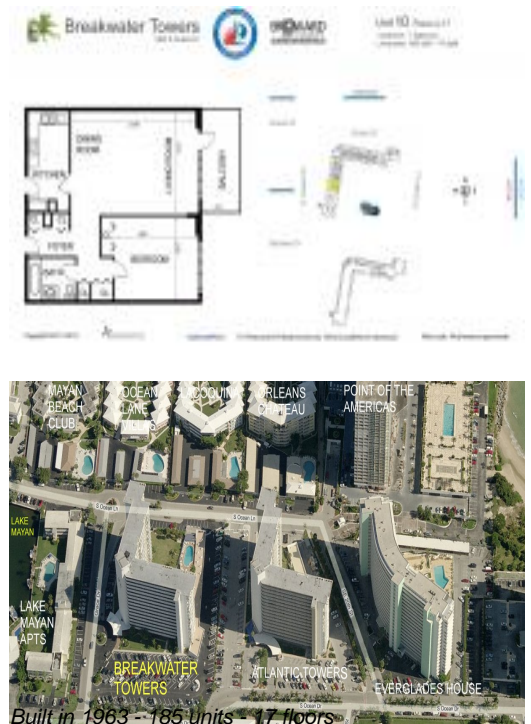
Breakwater Towers: \$359/sq. ft.
Fort Lauderdale: \$549/sq. ft.



Fort Lauderdale: \$549/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	5%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	80 days
Broward	69 days