Unit 509 - Breakwater Towers

509 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10443231
Status:	Closed
Size:	805 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Lake,Ocean View
List Price:	$284,500
List PPSF:	$353
Valuated Price:	$282,000
Valuated PPSF:	$350

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.

Built in 1963 - 185 units - 17 floors

Building Information

Number of units:	185
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	9%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

Building Association Information

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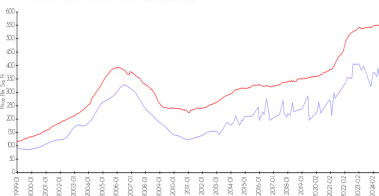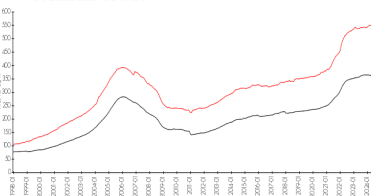Fort Lauderdale, FL33316-3763
(954) 523-6636

http://www.breakwatertowerscorporation.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
509	805 sq ft	Sep 2024	$255,000	$317
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

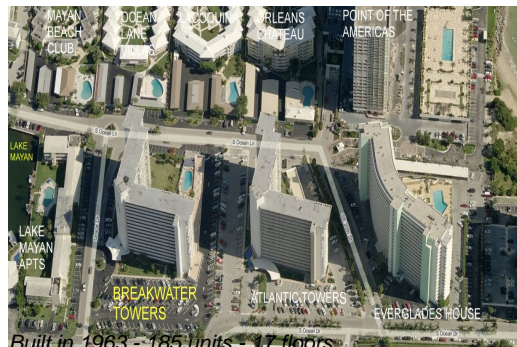## Market Information

Breakwater Towers:	$345/sq. ft.	Fort Lauderdale:	$543/sq. ft.
Fort Lauderdale:	$543/sq. ft.	Broward:	$351/sq. ft.

Inventory for Sale

Breakwater Towers	9%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	68 days
Fort Lauderdale	84 days
Broward	72 days