

# Unit 509 - Breakwater Towers

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

## Unit Information

MLS Number:	F10443231
Status:	Active
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:	\$295,900
List PPSF:	\$368
Valuated Price:	\$294,000
Valuated PPSF:	\$365

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

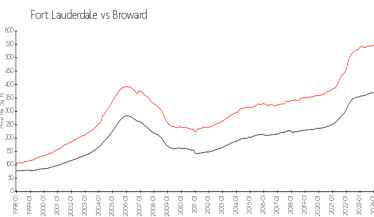
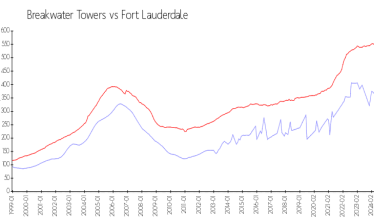
Breakwater Towers Corp  
 1900 S Ocean Drive  
 Fort Lauderdale, FL33316-3763  
 (954) 523-6636

<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

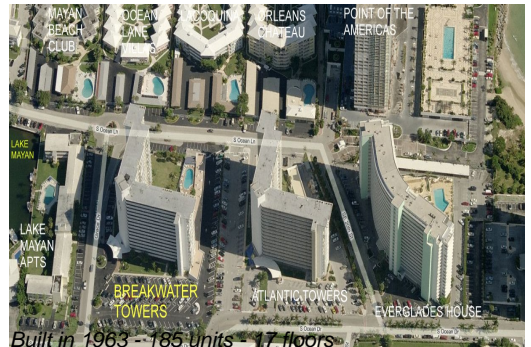


Breakwater Towers: \$359/sq. ft.  
 Fort Lauderdale: \$549/sq. ft.

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

## Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	4%



Broward

4%

**Avg. Time to Close Over Last 12 Months**

Breakwater Towers	64 days
Fort Lauderdale	80 days
Broward	69 days