

# Unit 1604 - Atlantic Towers

1604 - 1920 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10466274  
 Status: Active  
 Size: 805 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Ocean View  
 List Price: \$379,000  
 List PPSF: \$471  
 Valuated Price: \$304,000  
 Valuated PPSF: \$378

*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: 168  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

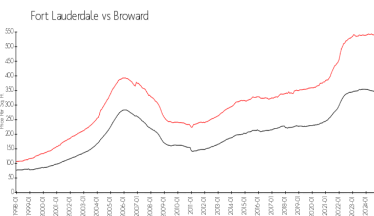
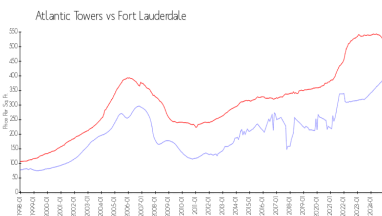
## Building Association Information

Atlantic Towers Corp  
 1920 S Ocean Dr Fort Lauderdale FL 33316  
 (954) 525-5900

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
709	805 sq ft	Nov 2024	\$345,000	\$429
506	1,329 sq ft	Mar 2024	\$545,000	\$410
1108	805 sq ft	Feb 2024	\$335,000	\$416
1403	805 sq ft	Feb 2024	\$285,000	\$354

## Market Information



Atlantic Towers:	\$389/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Atlantic Towers: 9%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Atlantic Towers: 163 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days

