

# Unit 1011 - Breakwater Towers

1011 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11559740  
 Status: Active  
 Size: 1,036 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available  
 View:  
 List Price: \$515,000  
 List PPSF: \$497  
 Valuated Price: \$439,000  
 Valuated PPSF: \$424

*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: 21  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

## Building Association Information

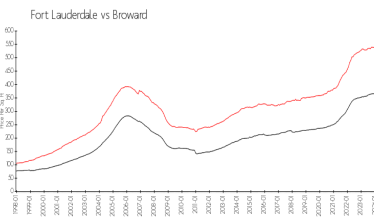
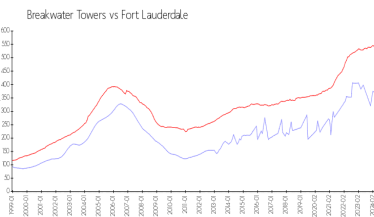
Breakwater Towers Corp  
 1900 S Ocean Drive  
 Fort Lauderdale, FL33316-3763  
 (954) 523-6636

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
909	805 sq ft	Mar 2024	\$299,975	\$373
1405	805 sq ft	Feb 2024	\$278,800	\$346

## Market Information

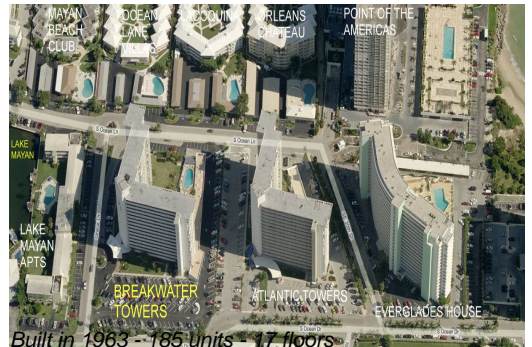


Breakwater Towers: \$367/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/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

76 days

Broward

67 days