

Unit 401 - Breakwater Towers

401 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10423874
Status:	Active
Size:	1,185 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Open Space Parking
View:	Ocean View
List Price:	\$525,000
List PPSF:	\$443
Valuated Price:	\$424,000
Valuated PPSF:	\$358

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:	22
Building inventory for sale:	11%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

Building Association Information

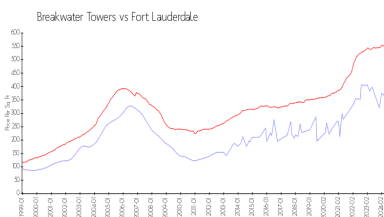
Breakwater Towers Corp
1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

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

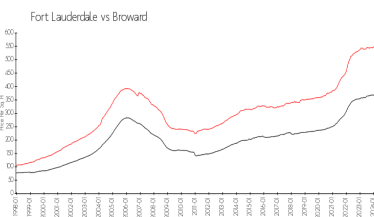
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



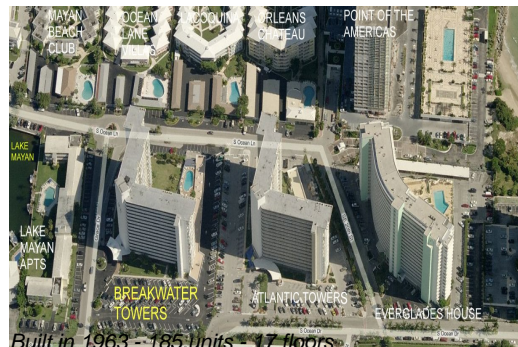
Breakwater Towers: \$341/sq. ft.
Fort Lauderdale: \$550/sq. ft.



Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Breakwater Towers	12%
Fort Lauderdale	4%



Broward	3%
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Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	78 days
Broward	68 days