

Unit 406 - Breakwater Towers

406 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11898027
 Status: Active
 Size: 750 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$249,000
 List PPSF: \$332
 Valuated Price: \$202,000
 Valuated PPSF: \$269

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: 19
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Building Association Information

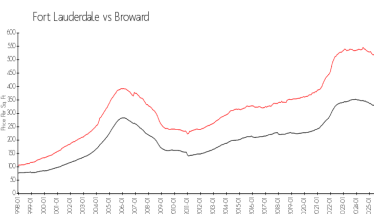
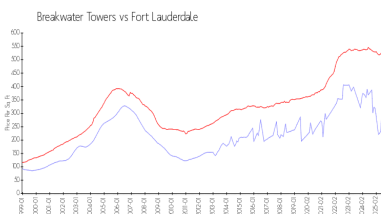
Breakwater Towers Corp
 1900 S Ocean Drive
 Fort Lauderdale, FL 33316-3763
 (954) 523-6636

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	805 sq ft	Dec 2025	\$186,000	\$231
1106	750 sq ft	Dec 2025	\$250,000	\$333
711	1,036 sq ft	Oct 2025	\$195,000	\$188
1205	805 sq ft	Aug 2025	\$272,750	\$339
608	532 sq ft	Aug 2025	\$160,000	\$301
308	532 sq ft	Aug 2025	\$159,000	\$299

Market Information

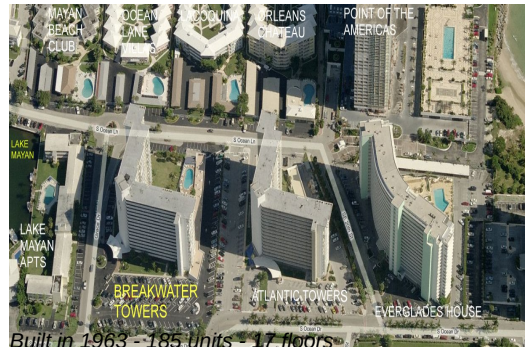


Breakwater Towers: \$306/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

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 Broward: \$311/sq. ft.

Inventory for Sale

Breakwater Towers: 10%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Breakwater Towers	253 days
Fort Lauderdale	100 days
Broward	88 days