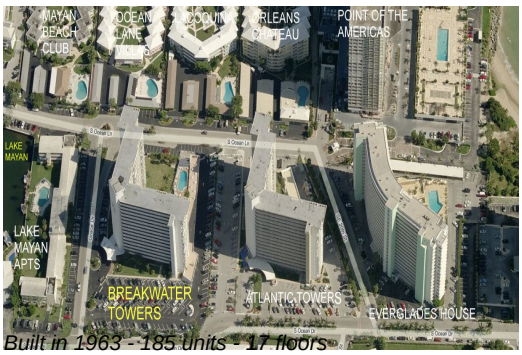
Unit 1406 - Breakwater Towers

1406 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316



Built in 1963 - 185 units - 17 floors

Unit Information

MLS Number:	A11936512
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	$255,000
List PPSF:	$340
Valuated Price:	$227,000
Valuated PPSF:	$303

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:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

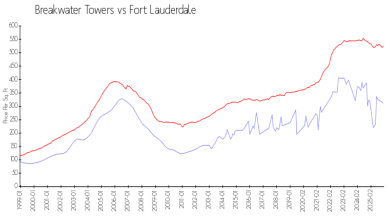
Breakwater Towers Corp
1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

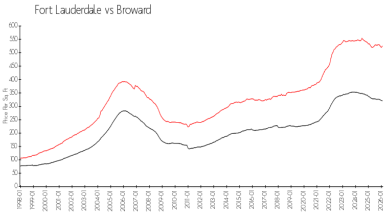
https://www.breakwatertowerscorporation.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	750 sq ft	Feb 2026	$229,000	$305
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:	$311/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	253 days
Fort Lauderdale	102 days
Broward	89 days