

Unit 1106 - Breakwater Towers

1106 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10358237
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Deeded Parking,Guest Parking,Open Space Parking
View:	Garden View,Ocean View,Pool Area View
List Price:	\$304,000
List PPSF:	\$405
Valuated Price:	\$260,000
Valuated PPSF:	\$347

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

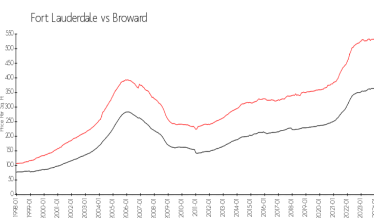
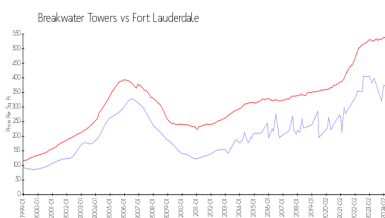
Breakwater Towers Corp
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Fort Lauderdale, FL33316-3763
(954) 523-6636

<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: \$528/sq. ft.

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Broward: \$348/sq. ft.

Inventory for Sale

Breakwater Towers 11%



Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	76 days
Broward	67 days