

# Unit 206 - Breakwater Towers

206 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10369067  
 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, Pool Area View  
 List Price: \$250,000  
 List PPSF: \$333  
 Valuated Price: \$241,000  
 Valuated PPSF: \$321

*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: 16  
 Number of sales over the last 6 months: 12  
 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

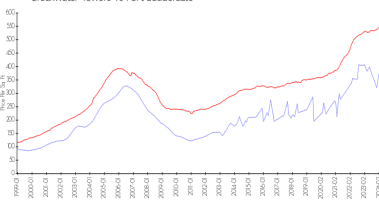
<http://www.breakwatertowerscorporation.com/>

## Recent Sales

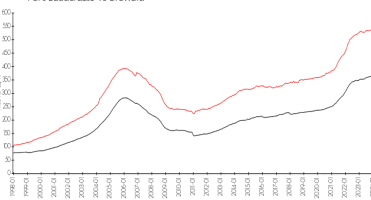
Unit #	Size	Closing Date	Sale Price	PPSF
1404	805 sq ft	Apr 2024	\$269,200	\$334
504	805 sq ft	Apr 2024	\$195,000	\$242
909	805 sq ft	Mar 2024	\$299,975	\$373
1405	805 sq ft	Feb 2024	\$278,800	\$346
1503	805 sq ft	Dec 2023	\$235,000	\$292
310	805 sq ft	Dec 2023	\$265,000	\$329
1107	532 sq ft	Dec 2023	\$195,000	\$367

## Market Information

Breakwater Towers vs Fort Lauderdale



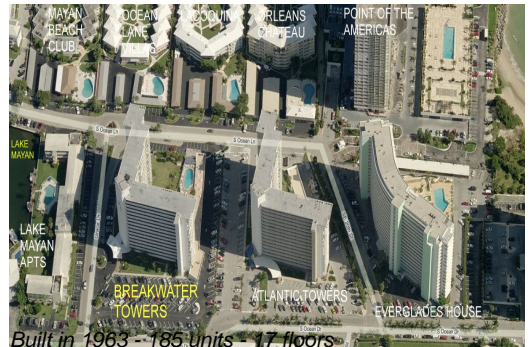
Fort Lauderdale vs Broward



Breakwater Towers: \$372/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale



Breakwater Towers	10%
Fort Lauderdale	4%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Breakwater Towers	71 days
Fort Lauderdale	75 days
Broward	66 days