

Unit 404 - Breakwater Towers

404 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10410749
 Status: Active
 Size: 805 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: \$263,000
 List PPSF: \$327
 Valuated Price: \$247,000
 Valuated PPSF: \$307

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: 16
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 7

Building Association Information

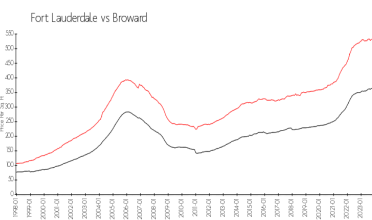
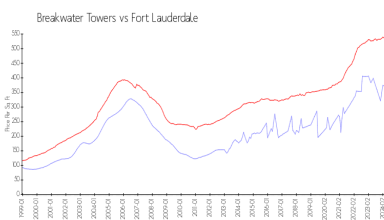
Breakwater Towers Corp
 1900 S Ocean Drive
 Fort Lauderdale, FL33316-3763
 (954) 523-6636

<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

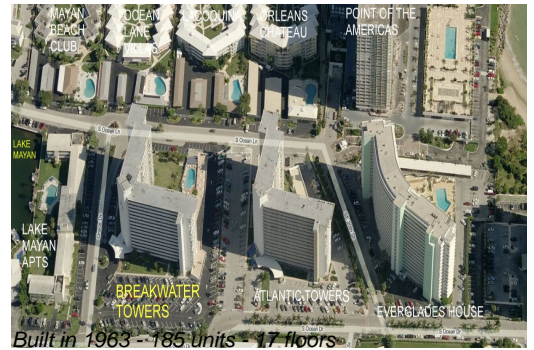


Breakwater Towers: \$367/sq. ft.
 Fort Lauderdale: \$528/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

Breakwater Towers 12%



Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	76 days
Broward	67 days