

# Unit 401 - Breakwater Towers

401 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10423874  
 Status: Active  
 Size: 1,185 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces, Open Space Parking  
 View: Ocean View  
 List Price: \$525,000  
 List PPSF: \$443  
 Valuated Price: \$455,000  
 Valuated PPSF: \$384

*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

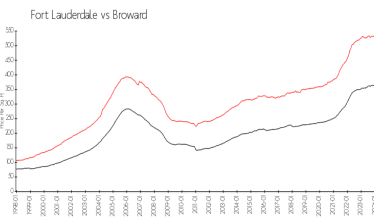
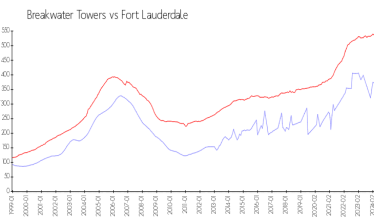
Breakwater Towers Corp  
 1900 S Ocean Drive  
 Fort Lauderdale, FL33316-3763  
 (954) 523-6636

<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

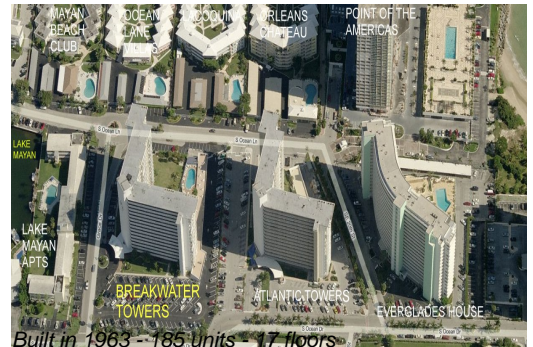


Breakwater Towers: \$367/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.

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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