

Unit 1407 - Breakwater Towers

1407 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10446143
Status:	Active
Size:	532 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Ocean View,Pool Area View,Water View
List Price:	\$225,000
List PPSF:	\$423
Valuated Price:	\$174,000
Valuated PPSF:	\$327

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:	20
Building inventory for sale:	10%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	2

Building Association Information

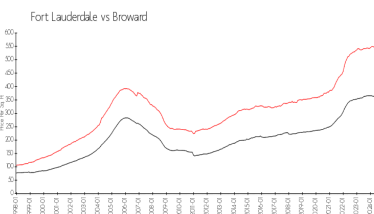
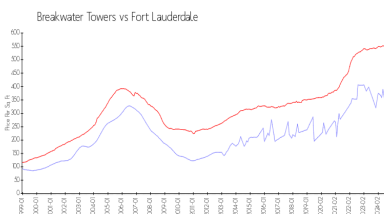
Breakwater Towers Corp
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Fort Lauderdale, FL33316-3763
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<http://www.breakwatertowerscorporation.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	532 sq ft	Jun 2024	\$230,000	\$432
1507	532 sq ft	May 2024	\$223,000	\$419
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

Market Information



Breakwater Towers: \$335/sq. ft.
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	5%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Breakwater Towers	64 days
Fort Lauderdale	84 days
Broward	72 days