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:	$201,000
Valuated PPSF:	$378

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.

Built in 1963 - 185 units - 17 floors

Building Information

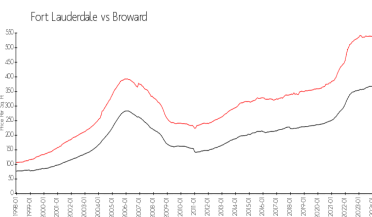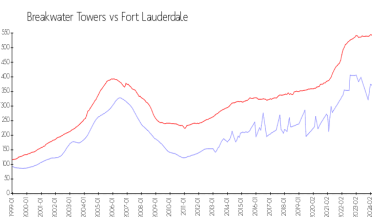|	
Number of units:	185
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	10%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

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
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
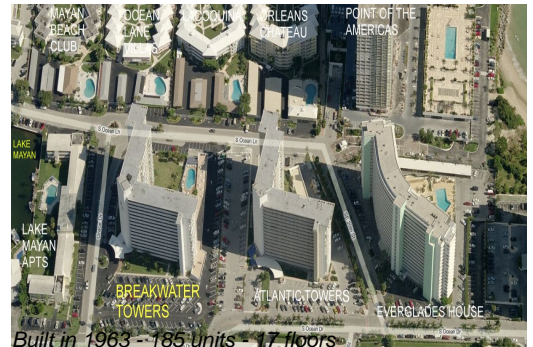

Breakwater Towers:	$389/sq. ft.	Fort Lauderdale:	$545/sq. ft.
Fort Lauderdale:	$545/sq. ft.	Broward:	$349/sq. ft.

Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	4%

Broward   4%

Avg. Time to Close Over Last 12 Months

Breakwater Towers   64 days
Fort Lauderdale   82 days
Broward   70 days