

Unit 308 - Breakwater Towers

308 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10455689
Status:	Active Under Contract
Size:	532 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Garden View,Pool Area View
List Price:	\$189,000
List PPSF:	\$355
Valuated Price:	\$160,000
Valuated PPSF:	\$301

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:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

Building Association Information

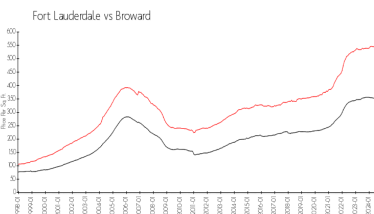
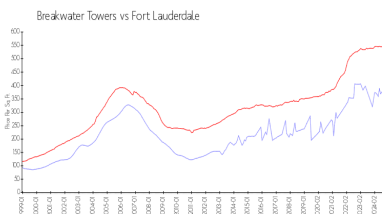
Breakwater Towers Corp
1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	805 sq ft	Dec 2024	\$196,000	\$243
1208	532 sq ft	Dec 2024	\$205,000	\$385
210	805 sq ft	Nov 2024	\$240,000	\$298
1407	532 sq ft	Oct 2024	\$200,000	\$376
509	805 sq ft	Sep 2024	\$255,000	\$317

Market Information

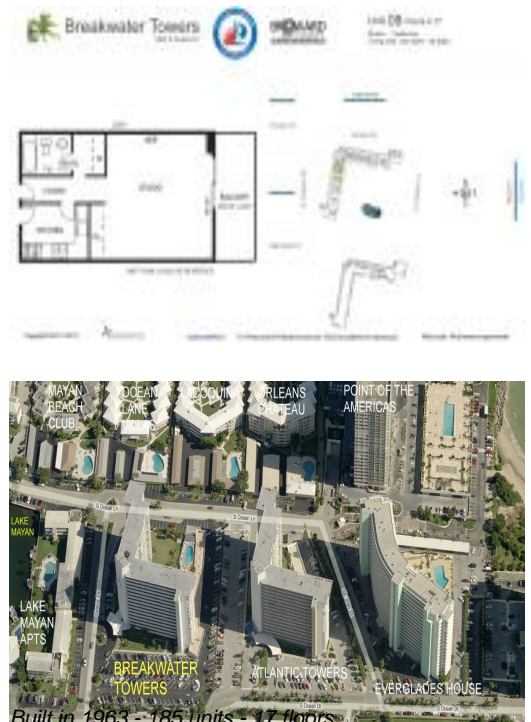


Breakwater Towers:	\$302/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Breakwater Towers	8%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months



Breakwater Towers	134 days
Fort Lauderdale	89 days
Broward	77 days