Unit 812 - Breakwater Towers

812 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10468681
Status:	Active
Size:	1,293 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	$399,900
List PPSF:	$309
Valuated Price:	$423,000
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

Built in 1963 - 185 units - 17 floors

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:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Building Association Information

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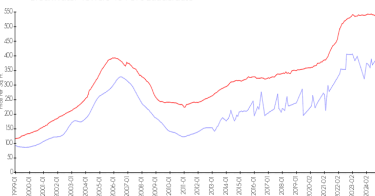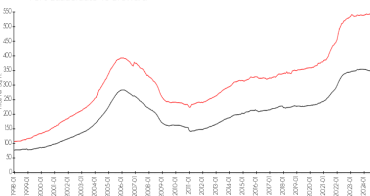1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

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

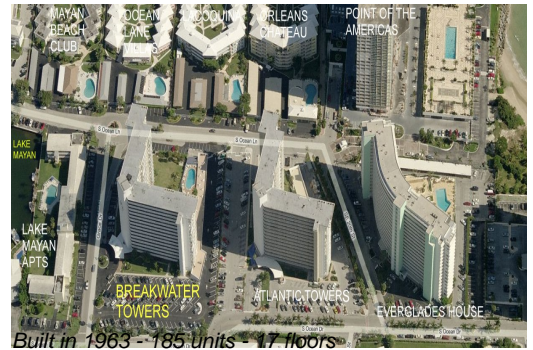## Market Information

Breakwater Towers:	$326/sq. ft.	Fort Lauderdale:	$527/sq. ft.
Fort Lauderdale:	$527/sq. ft.	Broward:	$334/sq. ft.

Inventory for Sale

Breakwater Towers	11%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Breakwater Towers	134 days
Fort Lauderdale	89 days
Broward	78 days