

Unit 401 - Breakwater Towers

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

Unit Information

MLS Number: F10469112
 Status: Active
 Size: 1,185 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Ocean View, Pool Area View
 List Price: \$485,000
 List PPSF: \$409
 Valuated Price: \$405,000
 Valuated PPSF: \$342

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: 19
 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

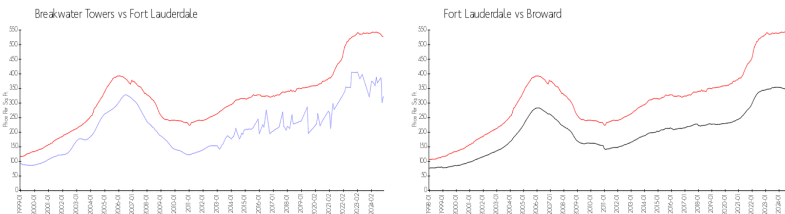
Breakwater Towers Corp
 1900 S Ocean Drive
 Fort Lauderdale, FL33316-3763
 (954) 523-6636

<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

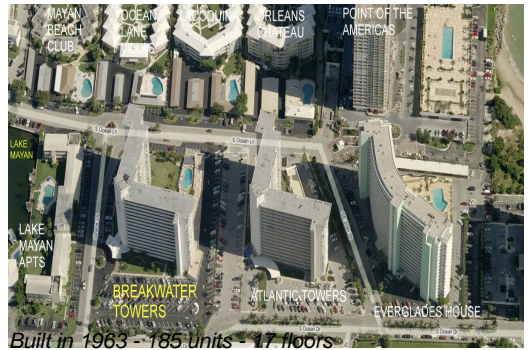


Breakwater Towers: \$326/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Breakwater Towers: 10%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Breakwater Towers
Fort Lauderdale
Broward

134 days
89 days
78 days