

Unit 408 - Breakwater Towers

408 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10515010
Status:	Active
Size:	532 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking,Open Space Parking
View:	
List Price:	\$149,000
List PPSF:	\$280
Valuated Price:	\$164,000
Valuated PPSF:	\$308

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:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

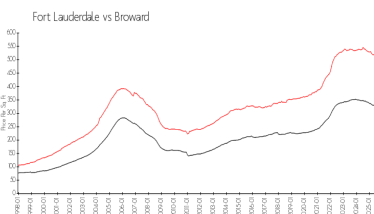
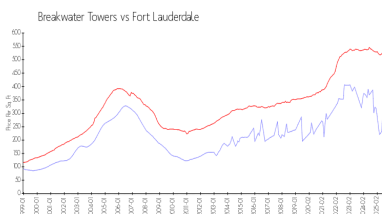
Breakwater Towers Corp
1900 S Ocean Drive
Fort Lauderdale, FL33316-3763
(954) 523-6636

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	805 sq ft	Dec 2025	\$186,000	\$231
1106	750 sq ft	Dec 2025	\$250,000	\$333
711	1,036 sq ft	Oct 2025	\$195,000	\$188
1205	805 sq ft	Aug 2025	\$272,750	\$339
608	532 sq ft	Aug 2025	\$160,000	\$301
308	532 sq ft	Aug 2025	\$159,000	\$299

Market Information



Breakwater Towers: \$306/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Breakwater Towers	10%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Breakwater Towers	253 days
Fort Lauderdale	101 days
Broward	88 days