

Unit 312 - Breakwater Towers

312 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10535234
Status:	Active
Size:	1,293 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$444,900
List PPSF:	\$344
Valuated Price:	\$377,000
Valuated PPSF:	\$292

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

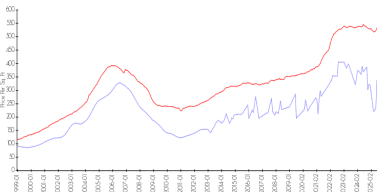
<https://www.breakwatertowerscorporation.com/>

Recent Sales

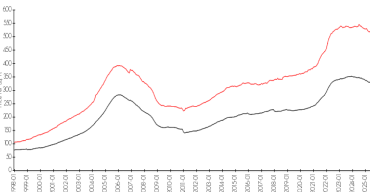
Unit #	Size	Closing Date	Sale Price	PPSF
105	805 sq ft	Dec 2025	\$186,000	\$231
1106	750 sq ft	Dec 2025	\$250,000	\$333
711	1,036 sq ft	Oct 2025	\$195,000	\$188
1205	805 sq ft	Aug 2025	\$272,750	\$339
608	532 sq ft	Aug 2025	\$160,000	\$301
308	532 sq ft	Aug 2025	\$159,000	\$299

Market Information

Breakwater Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

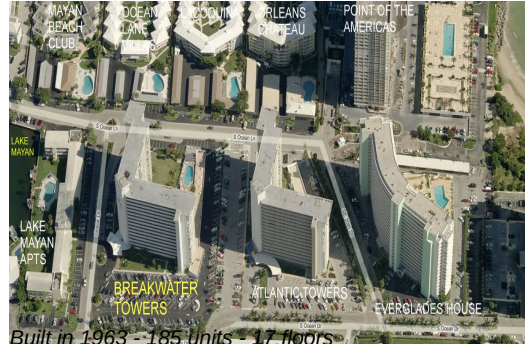


Breakwater Towers: \$306/sq. ft.
Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.
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