

# Unit 503 - Breakwater Towers

503 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10539418                              |
| Status:         | Active                                 |
| Size:           | 805 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$265,000                              |
| List PPSF:      | \$329                                  |
| Valuated Price: | \$208,000                              |
| Valuated PPSF:  | \$258                                  |

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

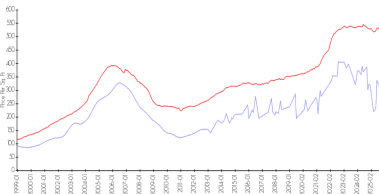
<https://www.breakwatertowerscorporation.com/>

## Recent Sales

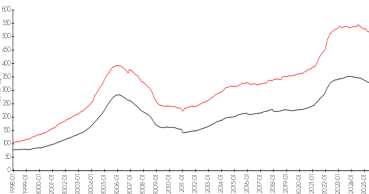
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 105    | 805 sq ft   | Dec 2025     | \$186,000  | \$231 |
| 1106   | 750 sq ft   | Dec 2025     | \$250,000  | \$333 |
| 711    | 1,036 sq ft | Oct 2025     | \$195,000  | \$188 |
| 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

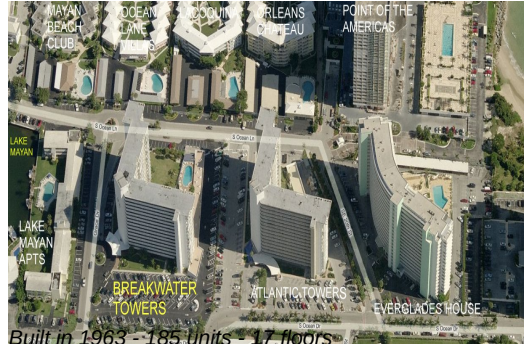


Breakwater Towers: \$306/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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   | 100 days |
| Broward           | 88 days  |