

Unit 1702 - Breakwater Towers

1702 - 1900 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	R11151354
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open
View:	Ocean, Intracoastal, Canal, Bay, City, Pool
List Price:	\$339,000
List PPSF:	\$327
Valuated Price:	\$298,000
Valuated PPSF:	\$288

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:	24
Building inventory for sale:	12%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

Building Association Information

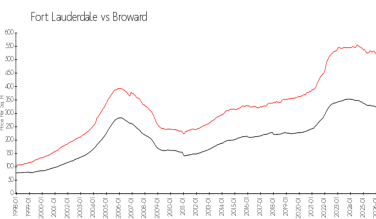
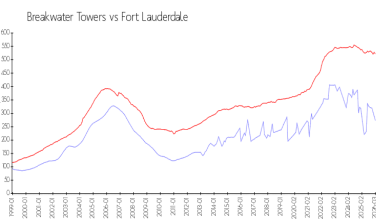
Breakwater Towers Corp
 1900 S Ocean Drive
 Fort Lauderdale, FL33316-3763
 (954) 523-6636

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	750 sq ft	Feb 2026	\$229,000	\$305
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

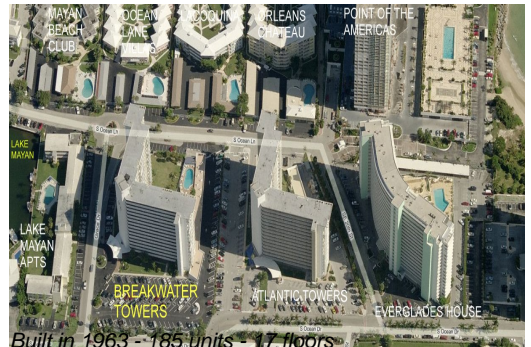


Breakwater Towers: \$274/sq. ft.
 Fort Lauderdale: \$522/sq. ft.

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 Broward: \$304/sq. ft.

Inventory for Sale

Breakwater Towers	13%
Fort Lauderdale	7%
Broward	6%



Avg. Time to Close Over Last 12 Months

Breakwater Towers	253 days
Fort Lauderdale	103 days
Broward	89 days