

# Unit 402 - Sabbia Beach

402 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	A11518873
Status:	Active
Size:	2,956 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$5,100,000
List PPSF:	\$1,725
Valuated Price:	\$4,001,000
Valuated PPSF:	\$1,354

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:	69
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

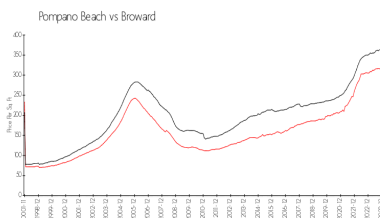
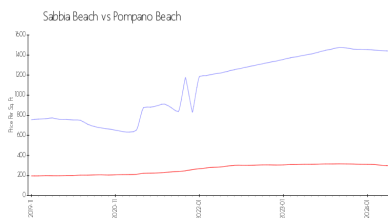
## Building Association Information

Sabbia Beach Condos  
 Address: 730 N Ocean Blvd,  
 Pompano Beach, FL 33062  
 Phone: +1 954-781-9700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	2,300 sq ft	Feb 2024	\$2,200,000	\$957
904	2,635 sq ft	Dec 2023	\$3,500,000	\$1,328
1403	1,880 sq ft	Dec 2023	\$2,325,000	\$1,237
603	1,880 sq ft	Dec 2023	\$2,499,500	\$1,330
702	2,525 sq ft	Nov 2023	\$2,700,000	\$1,069
804	2,635 sq ft	Nov 2023	\$3,250,000	\$1,233

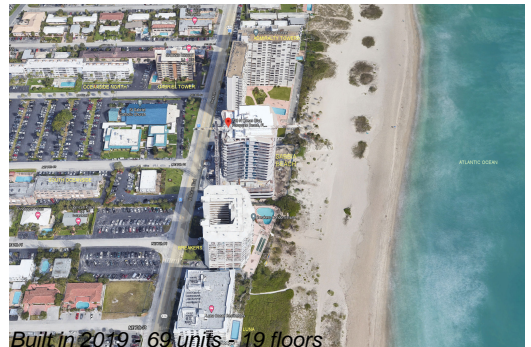
## Market Information



Sabbia Beach:	\$1441/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Sabbia Beach	9%
Pompano Beach	3%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Sabbia Beach	70 days
Pompano Beach	72 days
Broward	67 days