

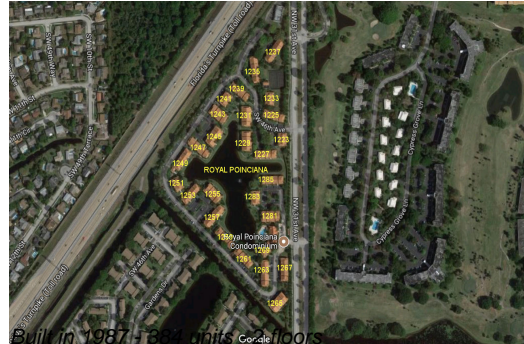
# Unit 1263 SW 46th Ave # 2104 - Royal Poinciana

1263 SW 46th Ave # 2104 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11522664  
 Status: Active  
 Size: 903 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$259,000  
 List PPSF: \$287  
 Valuated Price: \$226,000  
 Valuated PPSF: \$250

*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: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 5

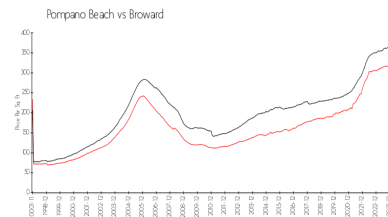
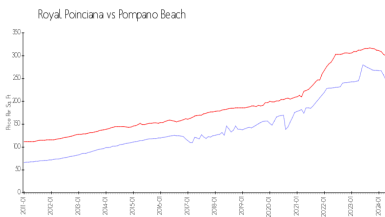
## Building Association Information

Royal Poinciana  
 Condominium Association  
 1275 SW 46th Avenue  
 Pompano Beach, FL 33069  
 Phone: (954) 917-5033

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2514	813 sq ft	Apr 2024	\$210,000	\$258
202	785 sq ft	Apr 2024	\$204,000	\$260
213	785 sq ft	Apr 2024	\$192,000	\$245
2508	813 sq ft	Apr 2024	\$190,000	\$234
1301	903 sq ft	Feb 2024	\$240,000	\$266

## Market Information



Royal Poinciana: \$248/sq. ft.  
 Pompano Beach: \$300/sq. ft.

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

## Inventory for Sale

Royal Poinciana 2%

Pompano Beach	3%
Broward	3%

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

Royal Poinciana	51 days
Pompano Beach	72 days
Broward	67 days