

Unit 1253 SW 46th Ave # 1601 - Royal Poinciana

1253 SW 46th Ave # 1601 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11570364 |
| Status: | Active |
| Size: | 785 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | |
| View: | |
| Rental Price: | \$1,660 |
| List PPSF: | \$2 |
| Valuated Price: | \$194,000 |
| Valuated PPSF: | \$247 |

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.

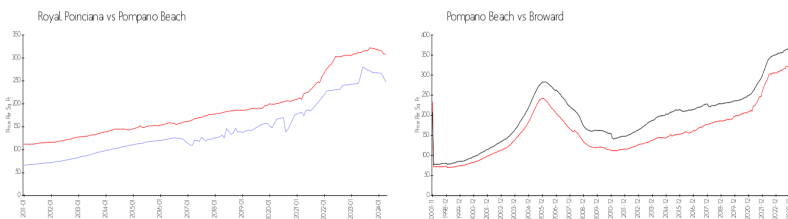
Building Information

| | |
|--|-----|
| Number of units: | 384 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| 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: | 4 |

Building Association Information

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

Market Information



| | | | |
|------------------|---------------|----------------|---------------|
| Royal Poinciana: | \$248/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Royal Poinciana | 2% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Royal Poinciana | 52 days |
| Pompano Beach | 73 days |
| Broward | 67 days |

