

Unit 1239 SW 46th Ave # 911 - Royal Poinciana

1239 SW 46th Ave # 911 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11596609
Status:	Pending
Size:	785 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Other Parking
View:	
List Price:	\$199,000
List PPSF:	\$254
Valuated Price:	\$192,000
Valuated PPSF:	\$245

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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

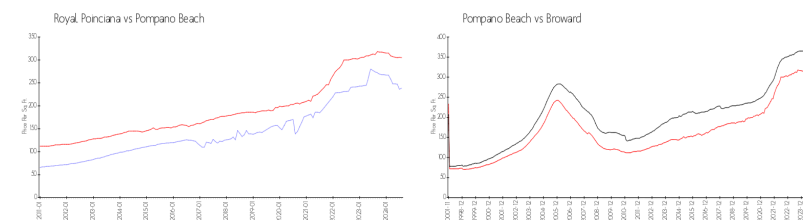
Building Association Information

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
2602	1,073 sq ft	Sep 2024	\$240,000	\$224
1713	813 sq ft	Sep 2024	\$190,000	\$234
309	785 sq ft	Jul 2024	\$192,000	\$245
1506	1,073 sq ft	Jul 2024	\$245,000	\$228
1703	813 sq ft	Jun 2024	\$200,000	\$246

Market Information



Royal Poinciana:	\$245/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Royal Poinciana	2%
Pompano Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Royal Poinciana	53 days
Pompano Beach	77 days
Broward	72 days