

Unit 1255 SW 46th Ave # 1705 - Royal Poinciana

1255 SW 46th Ave # 1705 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11644052
 Status: Active
 Size: 813 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$186,000
 List PPSF: \$229
 Valuated Price: \$190,000
 Valuated PPSF: \$234

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: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

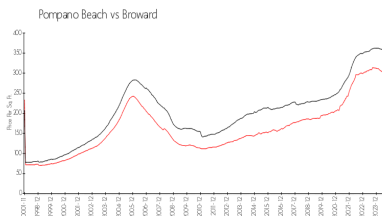
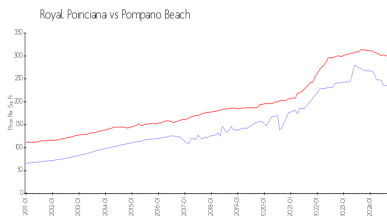
Building Association Information

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
911	785 sq ft	Oct 2024	\$195,000	\$248
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

Market Information

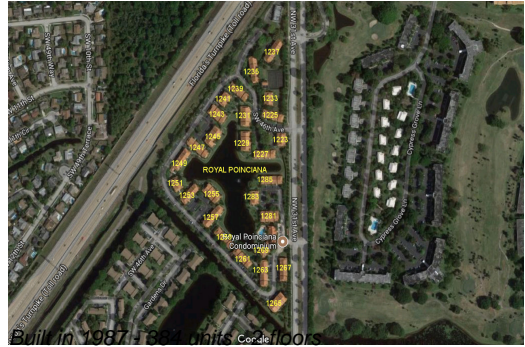


Royal Poinciana: \$235/sq. ft.
 Pompano Beach: \$299/sq. ft.

Pompano Beach: \$299/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Royal Poinciana: 2%
 Pompano Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Royal Poinciana	54 days
Pompano Beach	79 days
Broward	74 days