

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

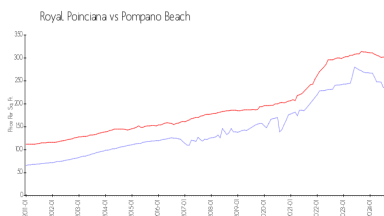
Building Association Information

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

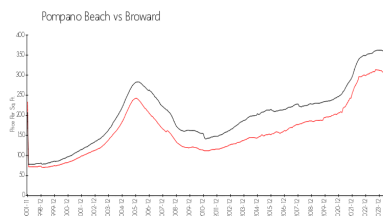
Recent Sales

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



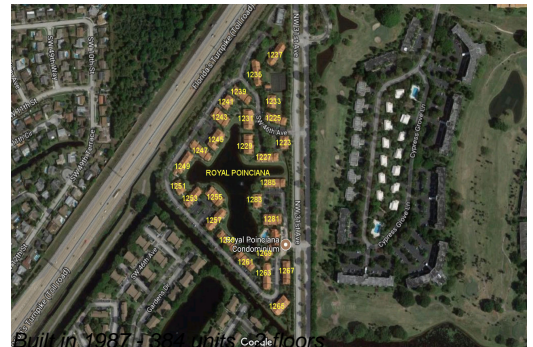
Royal Poinciana: \$235/sq. ft.
Pompano Beach: \$299/sq. ft.



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