

# Unit 1255 SW 46th Ave # 1713 - Royal Poinciana

1255 SW 46th Ave # 1713 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11672818  
 Status: Pending  
 Size: 813 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$1,600  
 List PPSF: \$2  
 Valuated Price: \$187,000  
 Valuated PPSF: \$230

*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.*

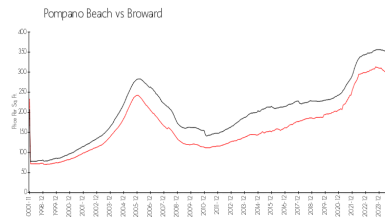
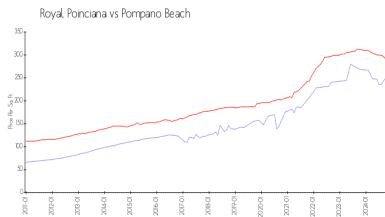
## Building Information

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: 5  
 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

## Market Information



Royal Poinciana:	\$231/sq. ft.	Pompano Beach:	\$291/sq. ft.
Pompano Beach:	\$291/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Royal Poinciana: 2%  
 Pompano Beach: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Royal Poinciana: 55 days  
 Pompano Beach: 80 days  
 Broward: 76 days

