

# Unit 1267 SW 46th Ave # 2313 - Royal Poinciana

1267 SW 46th Ave # 2313 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11676146
Status:	Active
Size:	785 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$198,000
List PPSF:	\$252
Valuated Price:	\$183,000
Valuated PPSF:	\$233

*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

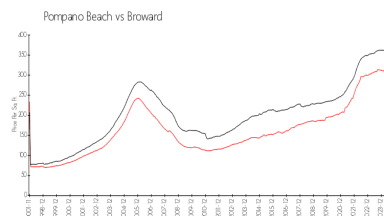
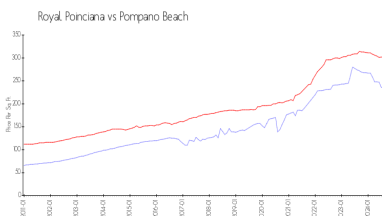
## Building Association Information

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

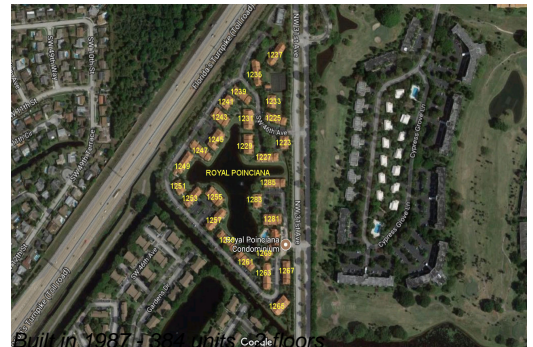


Royal Poinciana: \$235/sq. ft.  
Pompano Beach: \$299/sq. ft.

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	75 days