

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: A11880484
 Status: Active
 Size: 813 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$199,000
 List PPSF: \$245
 Valuated Price: \$172,000
 Valuated PPSF: \$212

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: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

Building Association Information

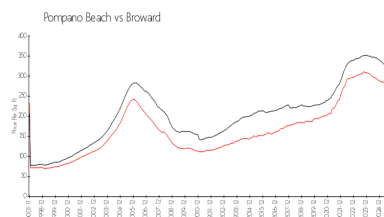
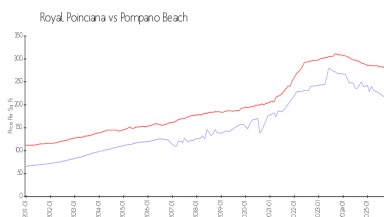
Royal Poinciana
 Condominium Association
 1275 SW 46th Avenue
 Pompano Beach, FL 33069
 Phone: (954) 917-5033

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2403	1,073 sq ft	Sep 2025	\$218,000	\$203
2205	813 sq ft	Aug 2025	\$148,000	\$182
2216	813 sq ft	Jul 2025	\$155,000	\$191
503	813 sq ft	Apr 2025	\$188,000	\$231
1504	1,073 sq ft	Mar 2025	\$259,000	\$241

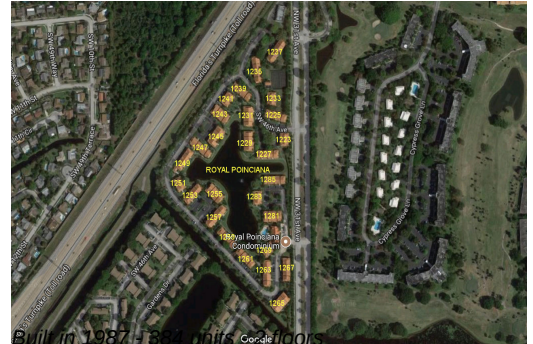
Market Information



Royal Poinciana: \$213/sq. ft.
 Pompano Beach: \$283/sq. ft.

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 Broward: \$311/sq. ft.

Inventory for Sale



Royal Poinciana	4%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Royal Poinciana	52 days
Pompano Beach	88 days
Broward	87 days