

# Unit 804 - Luna Ocean

804 - 704 N Ocean Blvd, Pompano Beach, FL, Broward 33064

## Unit Information

MLS Number:	A11898807
Status:	Active
Size:	2,599 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,699,000
List PPSF:	\$654
Valuated Price:	\$1,618,000
Valuated PPSF:	\$623

*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:	32
Number of active listings for rent:	4
Number of active listings for sale:	4
Building inventory for sale:	12%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

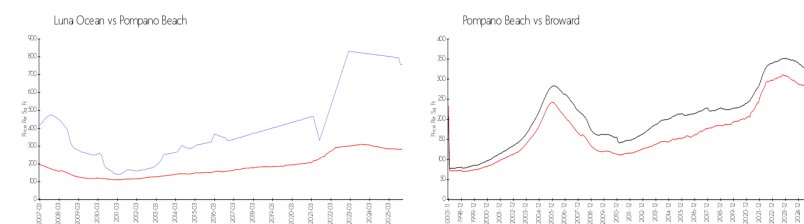
Residential Association Luna Ocean  
(954) 545-1385

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	2,520 sq ft	Oct 2025	\$1,950,000	\$774

## Market Information



Luna Ocean:	\$756/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Luna Ocean	13%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Luna Ocean	169 days
Pompano Beach	88 days
Broward	87 days

