

Unit 1263 SW 46th Ave # 2103 - Royal Poinciana

1263 SW 46th Ave # 2103 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11917701
Status:	Active
Size:	903 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$239,900
List PPSF:	\$266
Valuated Price:	\$191,000
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

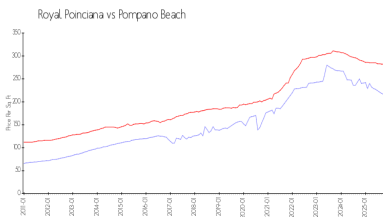
Royal Poinciana
Condominium Association
1275 SW 46th Avenue
Pompano Beach, FL 33069
Phone: (954) 917-5033

<https://>

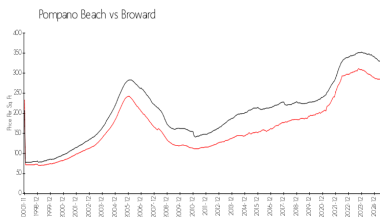
Recent Sales

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.



Pompano Beach: \$283/sq. ft.
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