

# Unit 1239 SW 46th Ave # 903 - Royal Poinciana

1239 SW 46th Ave # 903 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11946963  
 Status: Active  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Open Space Parking, Other Parking  
 View:  
 List Price: \$169,000  
 List PPSF: \$215  
 Valuated Price: \$177,000  
 Valuated PPSF: \$225

*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: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 6

## Building Association Information

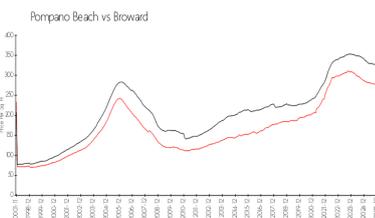
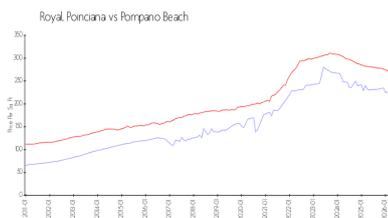
Royal Poinciana  
 Condominium Association  
 1275 SW 46th Avenue  
 Pompano Beach, FL 33069  
 Phone: (954) 917-5033

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2207	813 sq ft	Mar 2026	\$175,000	\$215
1902	785 sq ft	Mar 2026	\$180,000	\$229
1314	903 sq ft	Mar 2026	\$213,000	\$236
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314	785 sq ft	Feb 2026	\$140,500	\$179

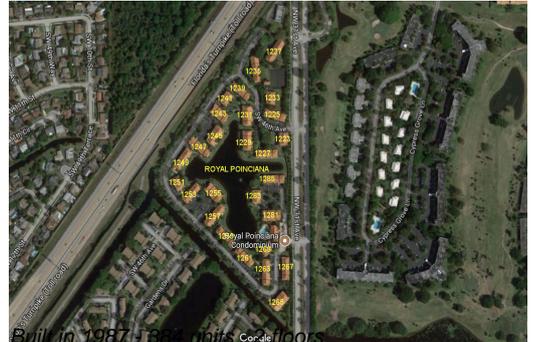
## Market Information



Royal Poinciana: \$226/sq. ft.  
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

## Inventory for Sale



Royal Poinciana	2%
Pompano Beach	6%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Royal Poinciana	58 days
Pompano Beach	89 days
Broward	89 days