

Unit 112 - Trade Winds

112 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: B26005199
 Status: Active
 Size: 953 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$250,000
 List PPSF: \$262
 Valuated Price: \$308,000
 Valuated PPSF: \$323

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

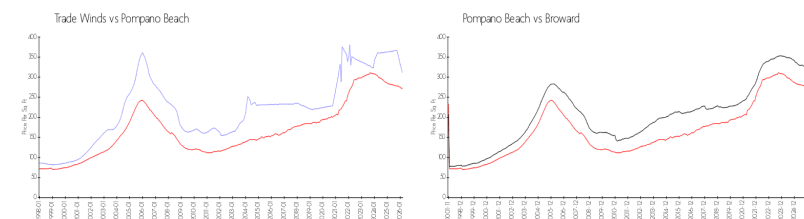
Tradewinds Of Pompano Association Inc
 1009 N Ocean Boulevard
 Pompano Beach, FL 33062
 (954) 781-3596

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	966 sq ft	Mar 2026	\$325,000	\$336
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511	947 sq ft	Feb 2026	\$266,000	\$281
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104	947 sq ft	Jan 2026	\$235,000	\$248
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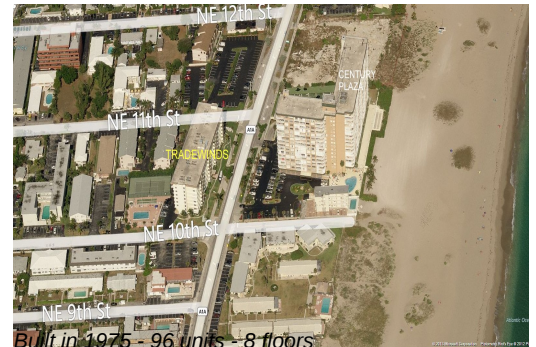
Market Information



Trade Winds: \$311/sq. ft.
 Pompano Beach: \$272/sq. ft.
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 Broward: \$306/sq. ft.

Inventory for Sale

Trade Winds: 9%
 Pompano Beach: 6%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

Trade Winds	83 days
Pompano Beach	89 days
Broward	89 days