

# Unit T2 - Silver Thatch Atlantic Plaza 525&531

T2 - 525 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10403593  
 Status: Active  
 Size: 2,475 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View: Ocean View,Water View  
 List Price: \$1,190,000  
 List PPSF: \$481  
 Valuated Price: \$943,000  
 Valuated PPSF: \$381

*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: 361  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

## Building Association Information

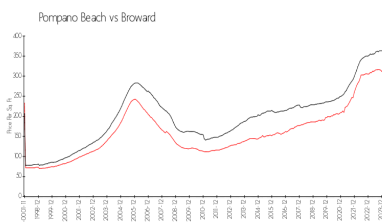
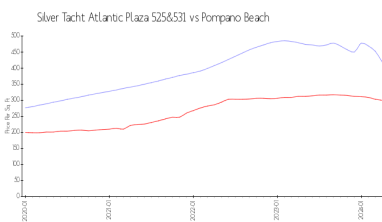
Silver Thatch Atlantic Plaza  
 Address: 531 N Ocean Blvd,  
 Pompano Beach, FL 33062  
 Phone: +1 954-781-0974

<https://silverthatchatlanticplaza.mycommunitysite.app/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,100 sq ft	Apr 2024	\$390,000	\$355
1119	1,125 sq ft	Apr 2024	\$400,000	\$356
1217	1,050 sq ft	Apr 2024	\$520,000	\$495
608	1,050 sq ft	Mar 2024	\$450,000	\$429
806	1,125 sq ft	Feb 2024	\$420,000	\$373

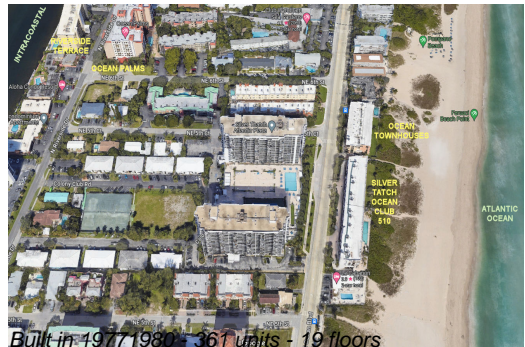
## Market Information



Silver Thatch Atlantic Plaza 525&531: \$418/sq. ft.  
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale



Silver Tacht Atlantic Plaza 525&531	3%
Pompano Beach	3%
Broward	3%

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

Silver Tacht Atlantic Plaza 525&531	90 days
Pompano Beach	72 days
Broward	67 days