

Unit 405 - Sabbia Beach

405 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10416846
 Status: Active
 Size: 1,955 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Ocean View,Other View
 List Price: \$3,275,000
 List PPSF: \$1,675
 Valuated Price: \$2,252,000
 Valuated PPSF: \$1,231

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: 69
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

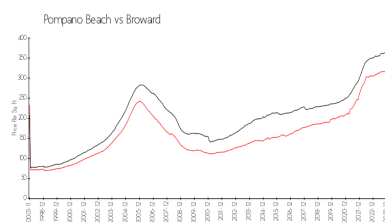
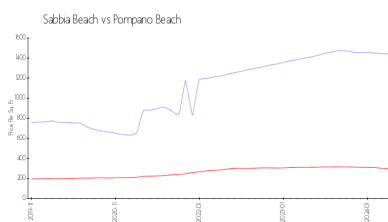
Building Association Information

Sabbia Beach Condos
 Address: 730 N Ocean Blvd,
 Pompano Beach, FL 33062
 Phone: +1 954-781-9700

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	2,300 sq ft	Feb 2024	\$2,200,000	\$957
904	2,635 sq ft	Dec 2023	\$3,500,000	\$1,328
1403	1,880 sq ft	Dec 2023	\$2,325,000	\$1,237
603	1,880 sq ft	Dec 2023	\$2,499,500	\$1,330
702	2,525 sq ft	Nov 2023	\$2,700,000	\$1,069
804	2,635 sq ft	Nov 2023	\$3,250,000	\$1,233

Market Information

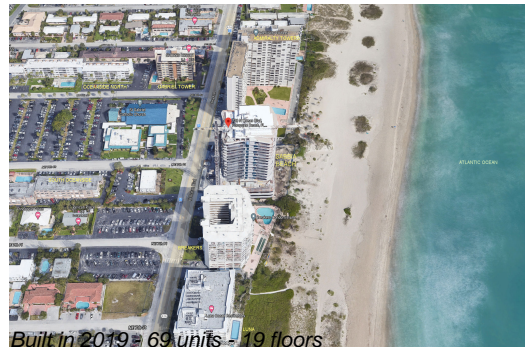


Sabbia Beach: \$1441/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Sabbia Beach 9%
 Pompano Beach 3%
 Broward 3%



Avg. Time to Close Over Last 12 Months

Sabbia Beach	70 days
Pompano Beach	72 days
Broward	67 days