

Unit 609 - Emerald Tower

609 - 1401 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10418050
Status:	Active
Size:	1,426 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Ocean View
List Price:	\$625,000
List PPSF:	\$438
Valuated Price:	\$617,000
Valuated PPSF:	\$433

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:	105
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

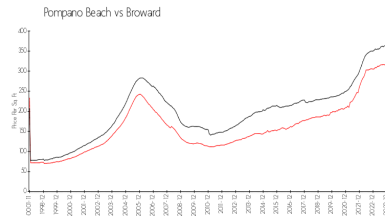
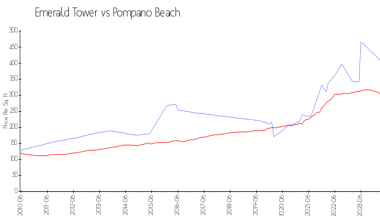
Building Association Information

Emerald Tower
 Address: 1401 S Ocean Blvd, Pompano Beach, FL 33062,
 Phone: +1 954-781-7515

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	1,426 sq ft	Apr 2024	\$630,000	\$442
410	1,426 sq ft	Jun 2023	\$510,000	\$358
1005	1,572 sq ft	Jun 2023	\$650,000	\$413

Market Information



Emerald Tower:	\$402/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Emerald Tower	4%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Emerald Tower	96 days
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Pompano Beach
Broward

72 days
67 days