

Unit 1704 - Admiralty Towers

1704 - 750 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10419699
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Ocean View
List Price:	\$689,999
List PPSF:	\$605
Valuated Price:	\$566,000
Valuated PPSF:	\$496

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:	174
Number of active listings for rent:	5
Number of active listings for sale:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

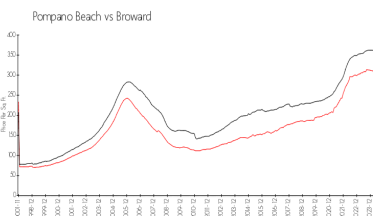
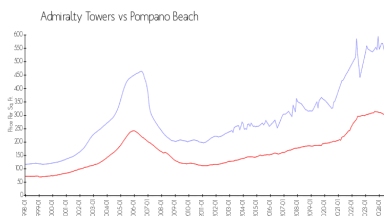
Building Association Information

Admiralty Towers Condominium
Association Inc
750 N Ocean Boulevard
Pompano Beach, FL 33062-4644
(954) 781-5191

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	1,140 sq ft	Jun 2024	\$661,000	\$580
1605	1,140 sq ft	May 2024	\$573,499	\$503
1003	1,140 sq ft	Apr 2024	\$665,000	\$583
805	1,140 sq ft	Apr 2024	\$575,000	\$504
1705	1,140 sq ft	Apr 2024	\$674,999	\$592
#208	1,140 sq ft	Apr 2024	\$590,000	\$518

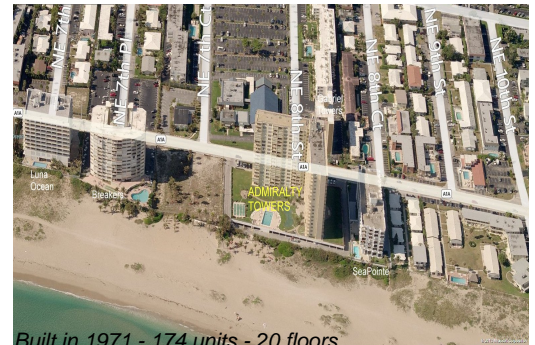
Market Information



Admiralty Towers:	\$476/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

Admiralty Towers	9%
Pompano Beach	4%
Broward	4%



Built in 1971 - 174 units - 20 floors

Avg. Time to Close Over Last 12 Months

Admiralty Towers	91 days
Pompano Beach	79 days
Broward	74 days