

# Unit 1013 - Plaza at Oceanside

1013 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10423527
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Intracoastal View,Pool Area View,Water View
List Price:	\$1,550,000
List PPSF:	\$1,059
Valuated Price:	\$1,108,000
Valuated PPSF:	\$757

*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:	186
Number of active listings for rent:	4
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

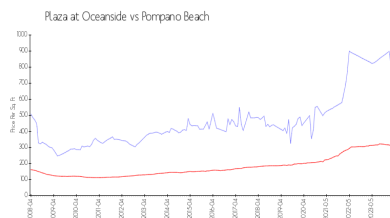
## Building Association Information

Plaza at Oceanside Condominium Association  
(954) 781-4800

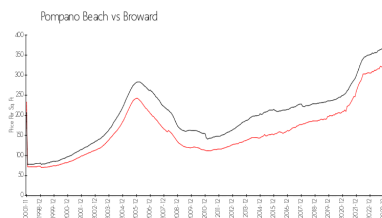
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
713	1,463 sq ft	Apr 2024	\$1,075,000	\$735
910	1,479 sq ft	Feb 2024	\$1,200,000	\$811
1602	1,983 sq ft	Nov 2023	\$1,475,000	\$744
207	2,427 sq ft	Jul 2023	\$1,160,000	\$478
602	1,983 sq ft	Jul 2023	\$1,350,000	\$681

## Market Information



Plaza at Oceanside: \$684/sq. ft.  
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Plaza at Oceanside	5%
Pompano Beach	3%
Broward	4%



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

Plaza at Oceanside	133 days
Pompano Beach	72 days
Broward	67 days