

# Unit 506 - Plaza at Oceanside

506 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10427436
Status:	Active
Size:	2,108 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Deeded Parking, Guest Parking
View:	Ocean View
List Price:	\$2,280,000
List PPSF:	\$1,082
Valuated Price:	\$1,336,000
Valuated PPSF:	\$634

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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

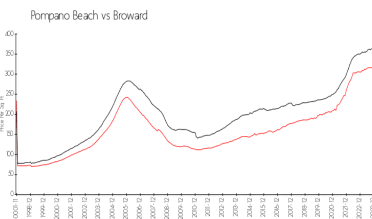
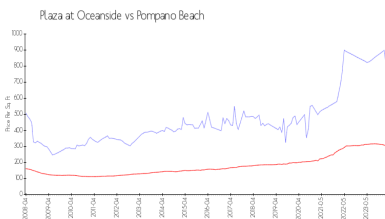
## Building Association Information

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



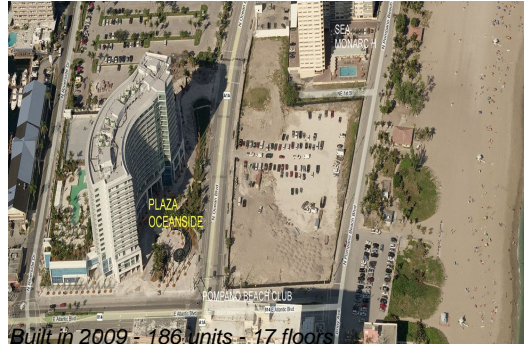
Plaza at Oceanside: \$684/sq. ft.  
Pompano Beach: \$300/sq. ft.

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Plaza at Oceanside  
Pompano Beach  
Broward

136 days  
72 days  
67 days