

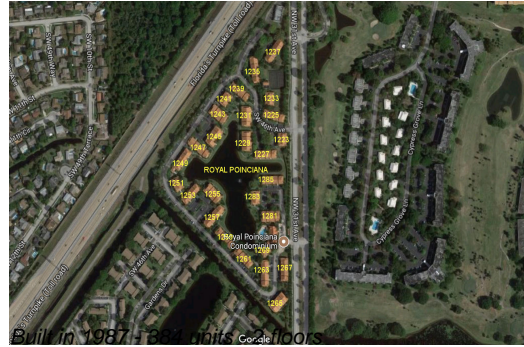
Unit 1235 SW 46th Ave # 715 - Royal Poinciana

1235 SW 46th Ave # 715 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | F10428956 |
| Status: | Active |
| Size: | 903 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View: | Tennis Court View |
| List Price: | \$265,000 |
| List PPSF: | \$293 |
| Valuated Price: | \$223,000 |
| Valuated PPSF: | \$247 |

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: | 384 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 5 |

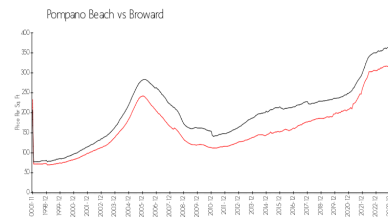
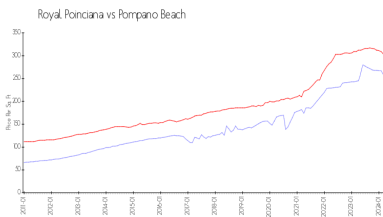
Building Association Information

Royal Poinciana
 Condominium Association
 1275 SW 46th Avenue
 Pompano Beach, FL 33069
 Phone: (954) 917-5033

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 2514 | 813 sq ft | Apr 2024 | \$210,000 | \$258 |
| 202 | 785 sq ft | Apr 2024 | \$204,000 | \$260 |
| 213 | 785 sq ft | Apr 2024 | \$192,000 | \$245 |
| 2508 | 813 sq ft | Apr 2024 | \$190,000 | \$234 |
| 1301 | 903 sq ft | Feb 2024 | \$240,000 | \$266 |

Market Information



Royal Poinciana: \$248/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Royal Poinciana 2%

| | |
|---------------|----|
| Pompano Beach | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Royal Poinciana | 51 days |
| Pompano Beach | 72 days |
| Broward | 67 days |