

Unit 1003 - Emerald Tower

1003 - 1401 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10431234
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking
View:	Canal, Intracoastal View, Ocean View
List Price:	\$348,000
List PPSF:	\$387
Valuated Price:	\$352,000
Valuated PPSF:	\$391

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

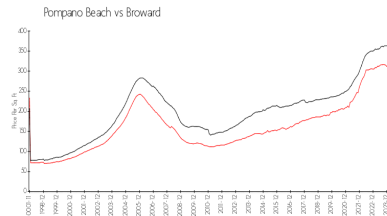
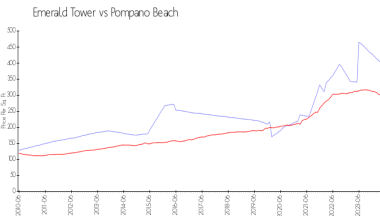
Building Association Information

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