

Unit 1703 - Silver Tacht Atlantic Plaza 525&531

1703 - 525 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|-------------------------------|
| MLS Number: | F10434387 |
| Status: | Active |
| Size: | 700 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Intracoastal View, Ocean View |
| List Price: | \$379,500 |
| List PPSF: | \$542 |
| Valuated Price: | \$310,000 |
| Valuated PPSF: | \$443 |



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

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|--|-----|
| Number of units: | 361 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 19 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 5 |

Building Association Information

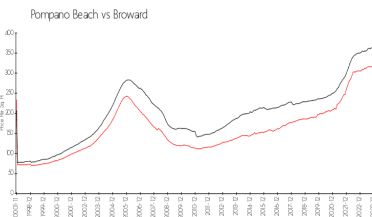
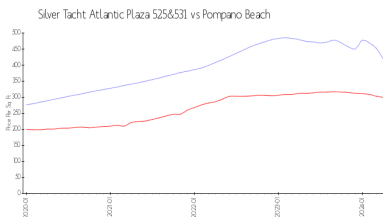
Silver Thatch Atlantic Plaza
Address: 531 N Ocean Blvd,
Pompano Beach, FL 33062
Phone: +1 954-781-0974

<https://silverthatchatlanticplaza.mycommunitysite.app/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 908 | 1,100 sq ft | Apr 2024 | \$390,000 | \$355 |
| 1119 | 1,125 sq ft | Apr 2024 | \$400,000 | \$356 |
| 1217 | 1,050 sq ft | Apr 2024 | \$520,000 | \$495 |
| 608 | 1,050 sq ft | Mar 2024 | \$450,000 | \$429 |
| 806 | 1,125 sq ft | Feb 2024 | \$420,000 | \$373 |

Market Information



Silver Tacht Atlantic Plaza 525&531: \$418/sq. ft.
Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

| | |
|-------------------------------------|----|
| Silver Tacht Atlantic Plaza 525&531 | 3% |
| Pompano Beach | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------------|---------|
| Silver Tacht Atlantic Plaza 525&531 | 90 days |
| Pompano Beach | 72 days |
| Broward | 67 days |