

Unit 613 - Trade Winds

613 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10438590
Status:	Active
Size:	914 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$420,000
List PPSF:	\$460
Valuated Price:	\$354,000
Valuated PPSF:	\$387

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:	96
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

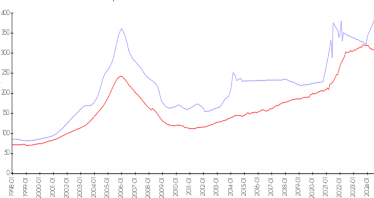
Tradewinds Of Pompano Association Inc
 1009 N Ocean Boulevard
 Pompano Beach, FL 33062
 (954) 781-3596

Recent Sales

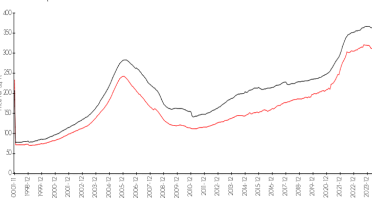
Unit #	Size	Closing Date	Sale Price	PPSF
605	947 sq ft	Apr 2024	\$340,000	\$359
202	966 sq ft	Feb 2024	\$310,000	\$321
507	650 sq ft	Jan 2024	\$200,000	\$308
306	947 sq ft	Dec 2023	\$312,000	\$329
302	966 sq ft	Dec 2023	\$312,500	\$323

Market Information

Trade Winds vs Pompano Beach



Pompano Beach vs Broward



Trade Winds: \$390/sq. ft.
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Trade Winds	4%
Pompano Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Trade Winds	109 days
Pompano Beach	77 days
Broward	72 days