

# Unit 804 - Pointe @ Pompano Beach

804 - 2880 NE 14 St Cswy, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10441085  
 Status: Active  
 Size: 1,900 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$849,000  
 List PPSF: \$447  
 Valuated Price: \$793,000  
 Valuated PPSF: \$417

*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: 120  
 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: 2  
 Number of sales over the last 3 months: 1

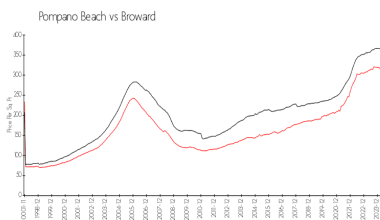
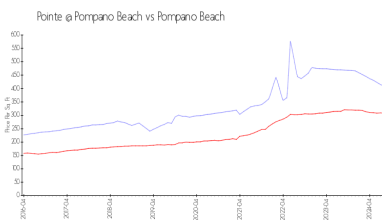
## Building Association Information

The Pointe At Pompano Beach Condominium Association Inc  
 Phone: (954) 941 6614  
 Integrity Property Management  
 Phone: (954) 346 0677

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510	1,844 sq ft	Aug 2024	\$925,000	\$502
1003	1,820 sq ft	May 2024	\$1,000,000	\$549
401	2,113 sq ft	Dec 2023	\$968,000	\$458
210	1,844 sq ft	Dec 2023	\$750,000	\$407

## Market Information



Pointe @ Pompano Beach: \$409/sq. ft.  
 Pompano Beach: \$308/sq. ft.

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

## Inventory for Sale

Pointe @ Pompano Beach: 3%  
 Pompano Beach: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Pointe @ Pompano Beach	84 days
Pompano Beach	77 days
Broward	72 days