

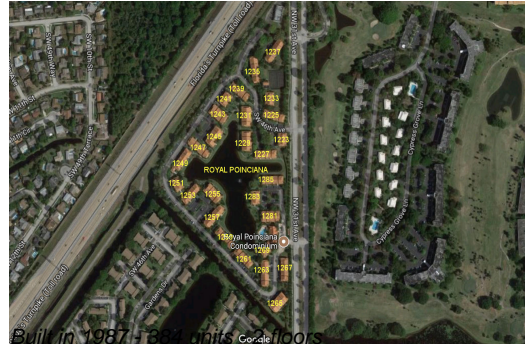
# Unit 1257 SW 46th Ave # 1809 - Royal Poinciana

1257 SW 46th Ave # 1809 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10443208
Status:	Active
Size:	903 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
Rental Price:	\$1,780
List PPSF:	\$2
Valuated Price:	\$215,000
Valuated PPSF:	\$238

*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.*



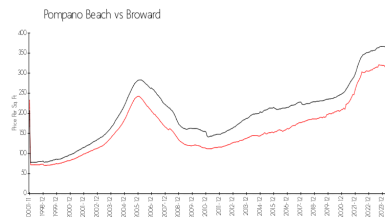
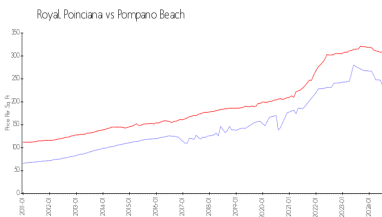
## Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

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

## Market Information



Royal Poinciana:	\$240/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Royal Poinciana	2%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Royal Poinciana	48 days
Pompano Beach	77 days
Broward	72 days