

# Unit 1283 SW 46th Ave # 2602 - Royal Poinciana

1283 SW 46th Ave # 2602 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10444877  
 Status: Active Under Contract  
 Size: 1,073 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Lake  
 List Price: \$250,000  
 List PPSF: \$233  
 Valuated Price: \$258,000  
 Valuated PPSF: \$240

*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

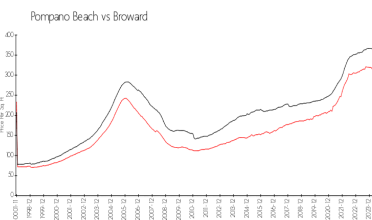
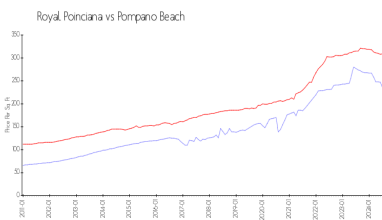
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	785 sq ft	Jul 2024	\$192,000	\$245
1506	1,073 sq ft	Jul 2024	\$245,000	\$228
1703	813 sq ft	Jun 2024	\$200,000	\$246
2514	813 sq ft	Apr 2024	\$210,000	\$258
202	785 sq ft	Apr 2024	\$204,000	\$260
213	785 sq ft	Apr 2024	\$192,000	\$245
2508	813 sq ft	Apr 2024	\$190,000	\$234

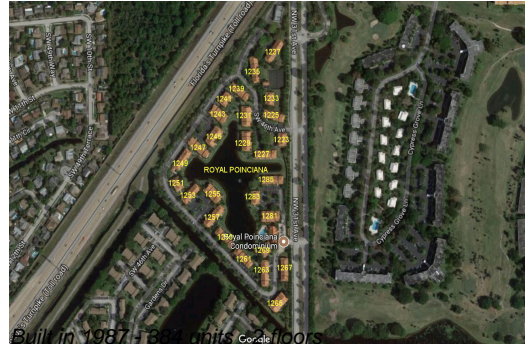
## Market Information



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

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 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