

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:	Closed
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:	\$265,000
Valuated PPSF:	\$247

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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

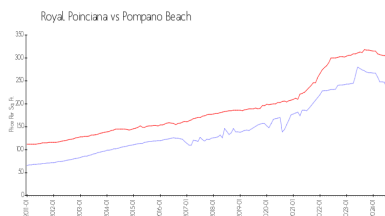
Building Association Information

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

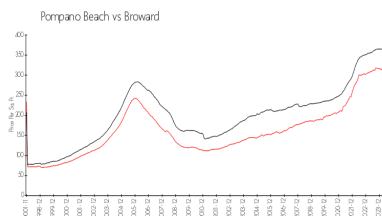
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2602	1,073 sq ft	Sep 2024	\$240,000	\$224
1713	813 sq ft	Sep 2024	\$190,000	\$234
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

Market Information



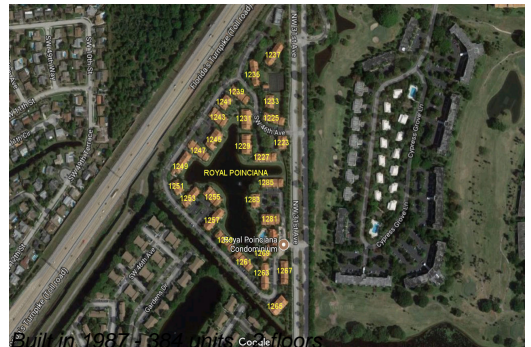
Royal Poinciana: \$245/sq. ft.
Pompano Beach: \$286/sq. ft.



Pompano Beach: \$286/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Royal Poinciana	2%
Pompano Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Royal Poinciana	53 days
Pompano Beach	77 days
Broward	72 days