

# Unit 1709 - Admiralty Towers

1709 - 750 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10447558
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Direct Ocean
List Price:	\$599,000
List PPSF:	\$525
Valuated Price:	\$617,000
Valuated PPSF:	\$541

*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:	174
Number of active listings for rent:	5
Number of active listings for sale:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

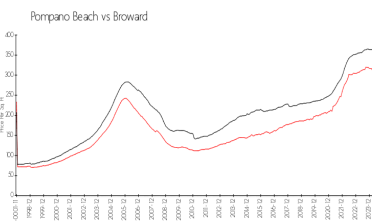
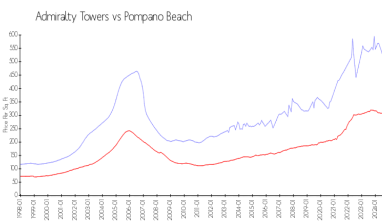
## Building Association Information

Admiralty Towers Condominium  
 Association Inc  
 750 N Ocean Boulevard  
 Pompano Beach, FL 33062-4644  
 (954) 781-5191

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	1,140 sq ft	Jun 2024	\$661,000	\$580
1605	1,140 sq ft	May 2024	\$573,499	\$503
1003	1,140 sq ft	Apr 2024	\$665,000	\$583
805	1,140 sq ft	Apr 2024	\$575,000	\$504
1705	1,140 sq ft	Apr 2024	\$674,999	\$592
#208	1,140 sq ft	Apr 2024	\$590,000	\$518

## Market Information



Admiralty Towers:	\$519/sq. ft.	Pompano Beach:	\$307/sq. ft.
Pompano Beach:	\$307/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Admiralty Towers	7%
Pompano Beach	4%
Broward	4%



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

Admiralty Towers	101 days
Pompano Beach	79 days
Broward	72 days