

Unit 803 - Emerald Tower

803 - 1401 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10450040
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Canal,Ocean View,Pool Area View
List Price:	\$310,000
List PPSF:	\$344
Valuated Price:	\$301,000
Valuated PPSF:	\$334

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:	105
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

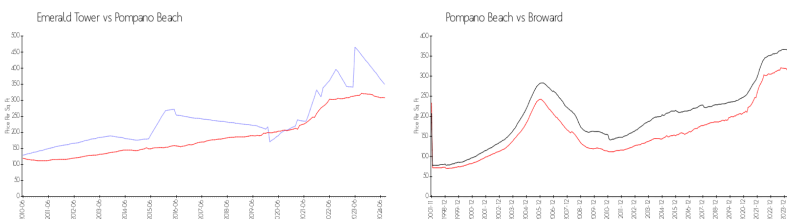
Building Association Information

Emerald Tower
Address: 1401 S Ocean Blvd, Pompano Beach, FL 33062,
Phone:+1 954-781-7515

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	900 sq ft	Jun 2024	\$310,000	\$344
507	1,426 sq ft	Apr 2024	\$630,000	\$442

Market Information



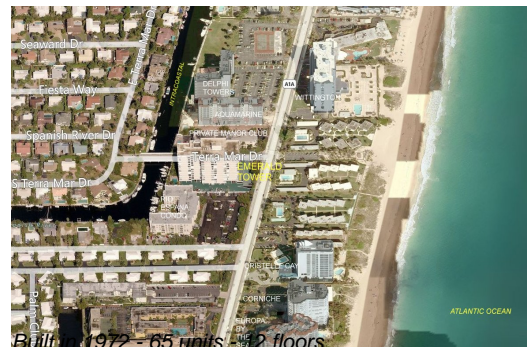
Emerald Tower:	\$349/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Emerald Tower	7%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Emerald Tower	89 days
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Pompano Beach
Broward

77 days
72 days