

# 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

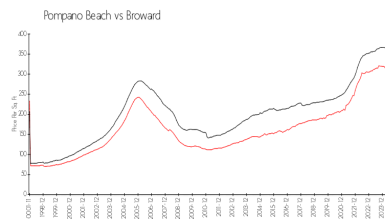
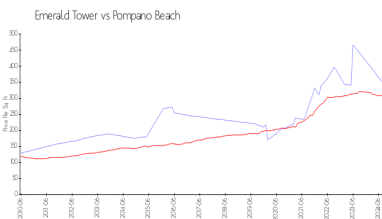
## Building Association Information

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



Pompano Beach  
Broward

77 days  
72 days