Unit 522 - Silver Tacht Atlantic Plaza 525&531

522 - 525 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10451657
Status:	Active
Size:	1,125 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Fee Simple Garage,Guest Parking
View:	Pool Area View,Tennis Court View
List Price:	$392,000
List PPSF:	$348
Valuated Price:	$403,000
Valuated PPSF:	$384

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.

Built in 19771980 - 361 units - 19 floors

Building Information

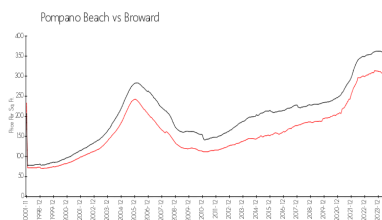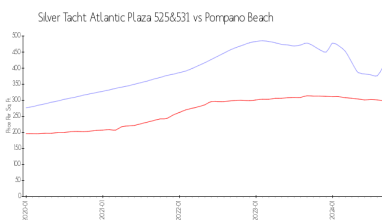|	
Number of units:	361
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

Silver Thatch Atlantic Plaza
Address: 531 N Ocean Blvd,
Pompano Beach, FL 33062
Phone: +1 954-781-0974

https://silverthatchatlanticplaza.mycommunitysite.app/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,115 sq ft	Nov 2024	$382,500	$343
1020	1,125 sq ft	Aug 2024	$390,000	$347
605	1,050 sq ft	Jun 2024	$380,000	$362
1605	1,050 sq ft	May 2024	$425,000	$405
908	1,100 sq ft	Apr 2024	$390,000	$355
1119	1,125 sq ft	Apr 2024	$400,000	$356
1217	1,050 sq ft	Apr 2024	$520,000	$495

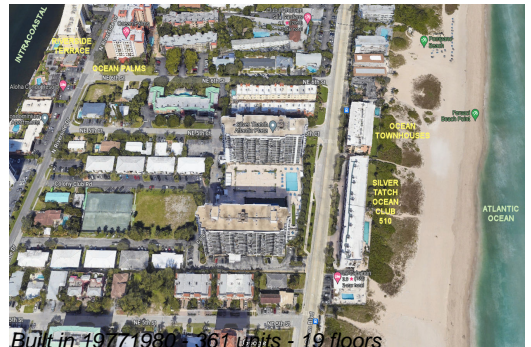## Market Information

Silver Tacht Atlantic Plaza 525&531:	$409/sq. ft.	Pompano Beach:	$299/sq. ft.
Pompano Beach:	$299/sq. ft.	Broward:	$339/sq. ft.

Inventory for Sale

Silver Tacht Atlantic Plaza 525&531	3%

| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

Silver Tacht Atlantic Plaza 525&531	100 days
Pompano Beach	79 days
Broward	74 days