

Unit 303 - Trade Winds

303 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10453194
 Status: Active
 Size: 947 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Other View, Pool Area View, Tennis Court View
 List Price: \$399,000
 List PPSF: \$421
 Valuated Price: \$337,000
 Valuated PPSF: \$356

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

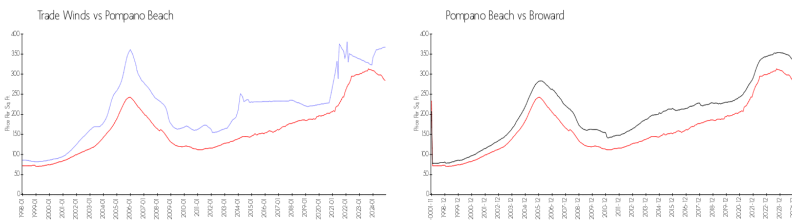
Building Association Information

Tradewinds Of Pompano Association Inc
 1009 N Ocean Boulevard
 Pompano Beach, FL 33062
 (954) 781-3596

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	947 sq ft	Apr 2024	\$340,000	\$359
202	966 sq ft	Feb 2024	\$310,000	\$321

Market Information



Trade Winds:	\$369/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Trade Winds: 5%
 Pompano Beach: 5%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Trade Winds: 104 days
 Pompano Beach: 80 days
 Broward: 78 days



Built in 1975 - 96 units - 8 floors