

Unit 1705 - Sabbia Beach

1705 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10461518
 Status: Active
 Size: 1,955 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Valet Parking
 View: Intracoastal View, Ocean View, Water View
 List Price: \$2,850,000
 List PPSF: \$1,458
 Valuated Price: \$2,393,000
 Valuated PPSF: \$1,308

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: 69
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

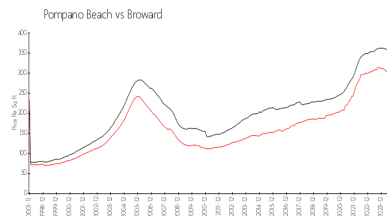
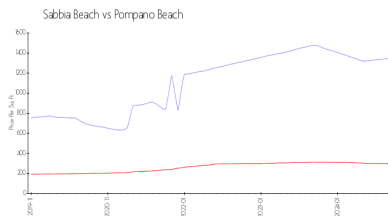
Building Association Information

Sabbia Beach Condos
 Address: 730 N Ocean Blvd,
 Pompano Beach, FL 33062
 Phone: +1 954-781-9700

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1002 | 2,525 sq ft | May 2024 | \$3,000,000 | \$1,188 |
| 703 | 1,880 sq ft | May 2024 | \$2,400,000 | \$1,277 |
| 803 | 2,300 sq ft | Feb 2024 | \$2,200,000 | \$957 |
| 904 | 2,635 sq ft | Dec 2023 | \$3,500,000 | \$1,328 |
| 1403 | 1,880 sq ft | Dec 2023 | \$2,325,000 | \$1,237 |
| 603 | 1,880 sq ft | Dec 2023 | \$2,499,500 | \$1,330 |

Market Information



Sabbia Beach: \$1346/sq. ft.
 Pompano Beach: \$299/sq. ft.

Pompano Beach: \$299/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Sabbia Beach: 10%
 Pompano Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Sabbia Beach
Pompano Beach
Broward

44 days
79 days
74 days