

# Unit 321 - Rio Espana

321 - 1421 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10464742
Status:	Active
Size:	1,014 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Open Space Parking
View:	Canal,Intracoastal View,Pool Area View
List Price:	\$390,000
List PPSF:	\$385
Valuated Price:	\$372,000
Valuated PPSF:	\$367

*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:	103
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

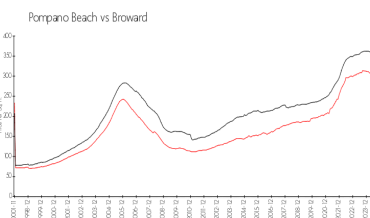
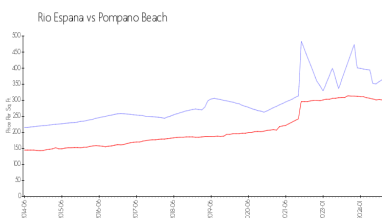
## Building Association Information

Rio Espana Condominium  
Address: 1421 S Ocean Blvd,  
Pompano Beach, FL 33062  
Phone: +1 954-786-0023

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
318	1,014 sq ft	Jun 2024	\$395,000	\$390
309	813 sq ft	Jun 2024	\$260,000	\$320
207	1,014 sq ft	May 2024	\$365,000	\$360
119	940 sq ft	May 2024	\$250,000	\$266
417	762 sq ft	Apr 2024	\$299,900	\$394

## Market Information



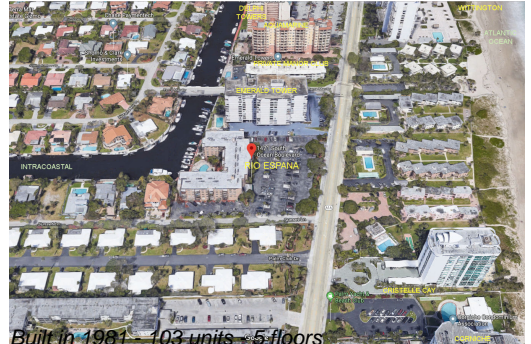
Rio Espana:	\$371/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Rio Espana	4%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Rio Espana	57 days
Pompano Beach	79 days



Built in 1981 - 103 units x 5 floors

Broward

74 days