

Unit 1285 SW 46th Ave # 2709 - Royal Poinciana

1285 SW 46th Ave # 2709 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10464920
Status:	Active
Size:	785 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Club Area View,Lake
List Price:	\$180,000
List PPSF:	\$229
Valuated Price:	\$188,000
Valuated PPSF:	\$239

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:	384
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

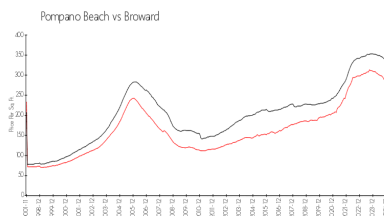
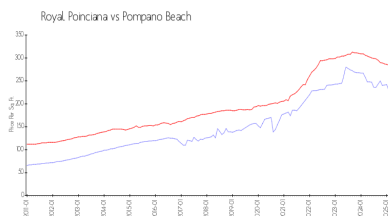
Building Association Information

Royal Poinciana
Condominium Association
1275 SW 46th Avenue
Pompano Beach, FL 33069
Phone: (954) 917-5033

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,073 sq ft	Mar 2025	\$259,000	\$241
2007	785 sq ft	Feb 2025	\$172,000	\$219
505	813 sq ft	Jan 2025	\$190,000	\$234
2313	785 sq ft	Jan 2025	\$195,000	\$248
1705	813 sq ft	Dec 2024	\$183,500	\$226

Market Information



Royal Poinciana:	\$240/sq. ft.	Pompano Beach:	\$282/sq. ft.
Pompano Beach:	\$282/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Royal Poinciana	4%
Pompano Beach	5%
Broward	5%



Avg. Time to Close Over Last 12 Months

Royal Poinciana	73 days
Pompano Beach	86 days
Broward	84 days