

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: \$182,000
 Valuated PPSF: \$232

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

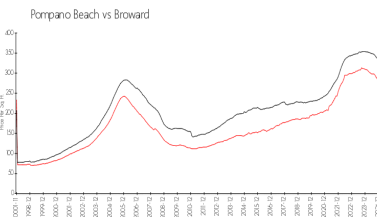
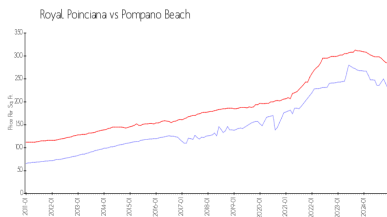
Building Association Information

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
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
911	785 sq ft	Oct 2024	\$195,000	\$248
2602	1,073 sq ft	Sep 2024	\$240,000	\$224
1713	813 sq ft	Sep 2024	\$190,000	\$234

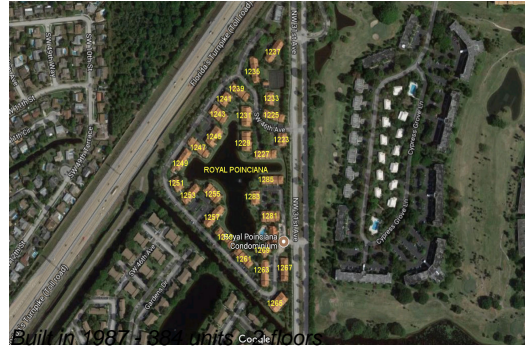
Market Information



Royal Poinciana: \$232/sq. ft.
 Pompano Beach: \$177/sq. ft.
 Pompano Beach: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Royal Poinciana: 3%
 Pompano Beach: 5%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Royal Poinciana	56 days
Pompano Beach	80 days
Broward	78 days