

# Unit 1239 SW 46th Ave # 916 - Royal Poinciana

1239 SW 46th Ave # 916 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10465519  
 Status: Pending  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 Rental Price: \$1,550  
 List PPSF: \$2  
 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.*

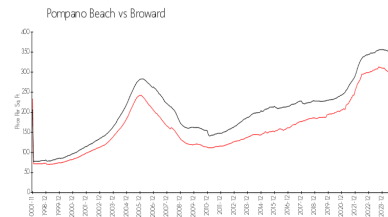
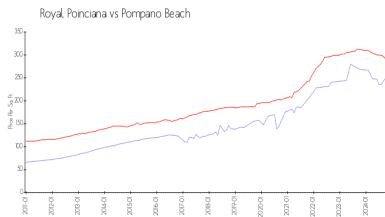
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

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

## Market Information



Royal Poinciana: \$231/sq. ft.  
 Pompano Beach: \$291/sq. ft.

Pompano Beach: \$291/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Royal Poinciana: 2%  
 Pompano Beach: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Royal Poinciana: 55 days  
 Pompano Beach: 80 days  
 Broward: 76 days

