

# Unit 604 - Sabbia Beach

604 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10466983  
 Status: Active  
 Size: 2,635 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View: Ocean View  
 List Price: \$3,490,000  
 List PPSF: \$1,324  
 Valuated Price: \$3,036,000  
 Valuated PPSF: \$1,212

*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: 13  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

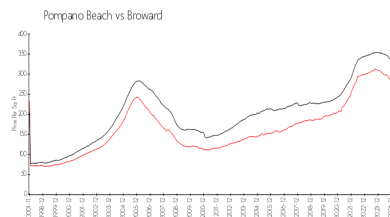
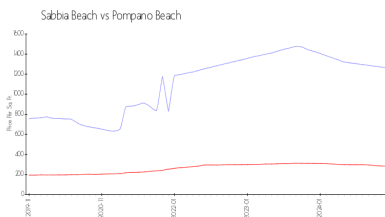
## Building Association Information

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

## Market Information



Sabbia Beach: \$1265/sq. ft.  
 Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Sabbia Beach 19%  
 Pompano Beach 5%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Sabbia Beach 32 days  
 Pompano Beach 80 days  
 Broward 78 days

