

# Unit 1265 SW 46th Ave # 2204 - Royal Poinciana

1265 SW 46th Ave # 2204 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10467262  
 Status: Active  
 Size: 813 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$1,750  
 List PPSF: \$2  
 Valuated Price: \$192,000  
 Valuated PPSF: \$236

*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.*

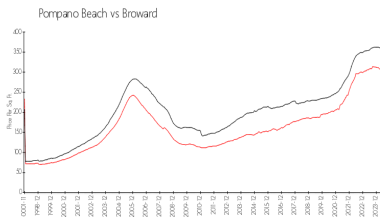
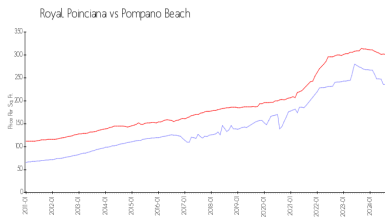
## Building Information

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: 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

## Market Information



Royal Poinciana: \$235/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Royal Poinciana: 54 days  
 Pompano Beach: 79 days  
 Broward: 74 days

