

# Unit 409 - Emerald Tower

409 - 1401 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10470273
Status:	Withdrawn
Size:	1,800 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
Rental Price:	\$2,900
List PPSF:	\$2
Valuated Price:	\$550,000
Valuated PPSF:	\$386

*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.*

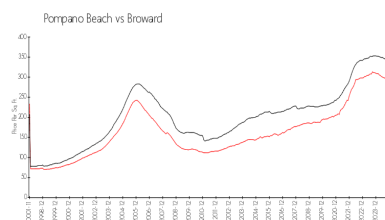
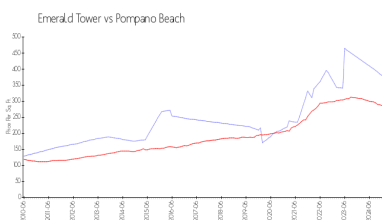
## Building Information

Number of units:	105
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Emerald Tower  
Address: 1401 S Ocean Blvd, Pompano Beach, FL 33062,  
Phone:+1 954-781-7515

## Market Information



Emerald Tower:	\$365/sq. ft.	Pompano Beach:	\$282/sq. ft.
Pompano Beach:	\$282/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Emerald Tower	8%
Pompano Beach	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Emerald Tower	104 days
Pompano Beach	85 days
Broward	83 days

