

# Unit 1009 - Emerald Tower

1009 - 1401 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10495660
Status:	Active Under Contract
Size:	1,426 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Guest Parking
View:	
List Price:	\$595,000
List PPSF:	\$417
Valuated Price:	\$565,000
Valuated PPSF:	\$396

*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:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

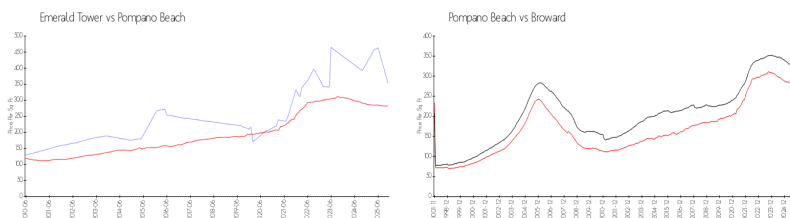
Emerald Tower  
Address: 1401 S Ocean Blvd, Pompano Beach, FL 33062,  
Phone:+1 954-781-7515

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	1,100 sq ft	Oct 2025	\$309,000	\$281
1008	1,426 sq ft	Jun 2025	\$645,000	\$452
406	1,616 sq ft	Apr 2025	\$600,000	\$371
203	900 sq ft	Feb 2025	\$305,000	\$339
803	900 sq ft	Jan 2025	\$293,000	\$326

## Market Information

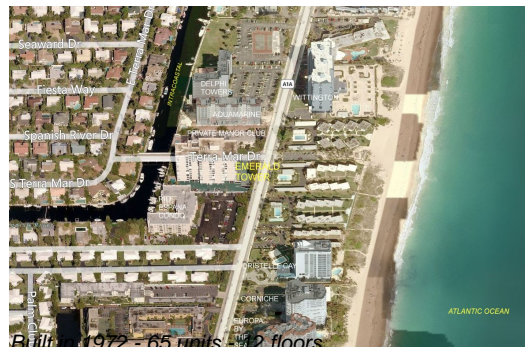


Emerald Tower:	\$353/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Emerald Tower	4%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Emerald Tower	131 days
Pompano Beach	88 days
Broward	87 days