

Unit 404 - Luna Ocean

404 - 704 N Ocean Blvd, Pompano Beach, FL, Broward 33064

Unit Information

MLS Number: F10515374
 Status: Active
 Size: 2,599 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Parking-Under Building, Valet Parking

View:
 List Price: \$1,977,000
 List PPSF: \$761
 Valuated Price: \$1,555,000
 Valuated PPSF: \$598

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: 32
 Number of active listings for rent: 4
 Number of active listings for sale: 4
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

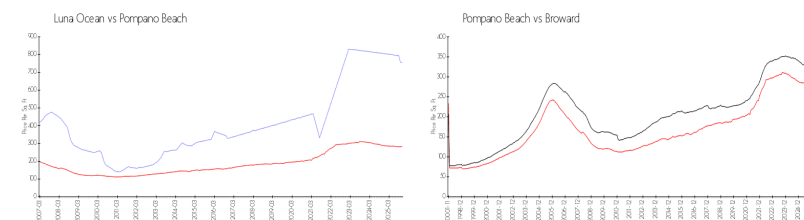
Residencial Association Luna Ocean
 (954) 545-1385

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	2,520 sq ft	Oct 2025	\$1,950,000	\$774

Market Information



Luna Ocean:	\$756/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Luna Ocean	13%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Luna Ocean	169 days
Pompano Beach	88 days
Broward	87 days

