

Unit 404 - Luna Ocean

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

Unit Information

MLS Number: F10543740
 Status: Active
 Size: 2,599 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Under Building, Valet
 View: Ocean, Direct Ocean, Pool
 List Price: \$1,975,000
 List PPSF: \$760
 Valuated Price: \$1,504,000
 Valuated PPSF: \$579

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: 5
 Building inventory for sale: 15%
 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: 0

Building Association Information

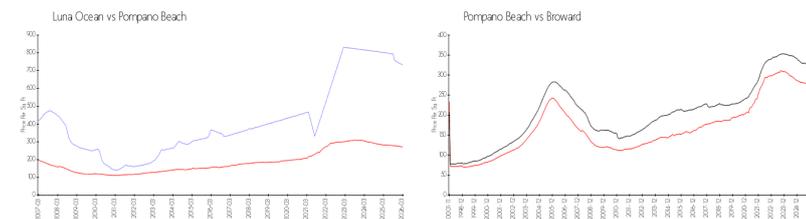
Residential Association Luna Ocean
 (954) 545-1385

<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:	\$731/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Luna Ocean	16%
Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Luna Ocean	117 days
Pompano Beach	89 days
Broward	89 days



Built in 2007 - 32 units - 10 floors