

# Unit 411 - Trade Winds

411 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10551174  
 Status: Active  
 Size: 947 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Other  
 List Price: \$299,900  
 List PPSF: \$317  
 Valuated Price: \$287,000  
 Valuated PPSF: \$303

*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: 96  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

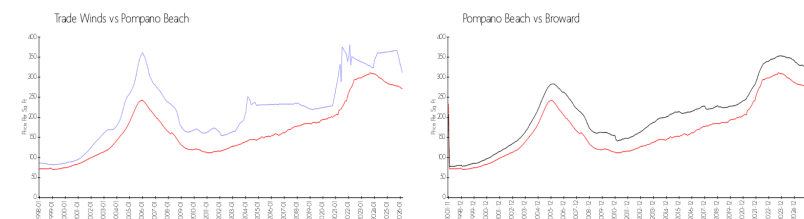
Tradewinds Of Pompano Association Inc  
 1009 N Ocean Boulevard  
 Pompano Beach, FL 33062  
 (954) 781-3596

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 502    | 966 sq ft | Mar 2026     | \$325,000  | \$336 |
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| 511    | 947 sq ft | Feb 2026     | \$266,000  | \$281 |
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| 104    | 947 sq ft | Jan 2026     | \$235,000  | \$248 |
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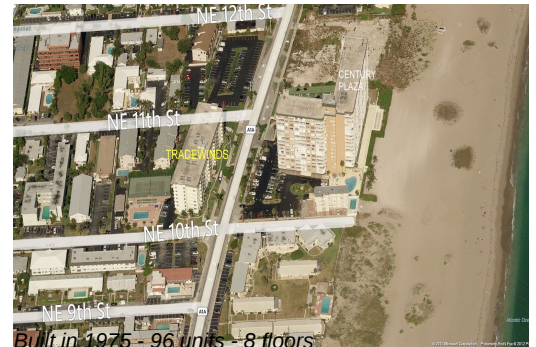
## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Trade Winds:   | \$311/sq. ft. | Pompano Beach: | \$272/sq. ft. |
| Pompano Beach: | \$272/sq. ft. | Broward:       | \$306/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Trade Winds   | 9% |
| Pompano Beach | 6% |
| Broward       | 6% |



**Avg. Time to Close Over Last 12 Months**

|               |         |
|---------------|---------|
| Trade Winds   | 83 days |
| Pompano Beach | 89 days |
| Broward       | 89 days |