

Unit 312 - Trade Winds

312 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: R11155317
 Status: Active
 Size: 953 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Other
 List Price: \$359,000
 List PPSF: \$377
 Valuated Price: \$314,000
 Valuated PPSF: \$329

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

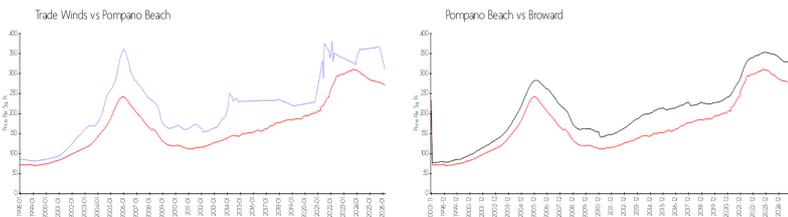
Tradewinds Of Pompano Association Inc
 1009 N Ocean Boulevard
 Pompano Beach, FL 33062
 (954) 781-3596

<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.
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 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 |