

Unit 1263 SW 46th Ave # 2114 - Royal Poinciana

1263 SW 46th Ave # 2114 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-10833510
Status:	Active
Size:	903 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Clubhouse,Garden,Pond,Pool,Tennis
List Price:	\$310,000
List PPSF:	\$343
Valuated Price:	\$226,000
Valuated PPSF:	\$250

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:	384
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

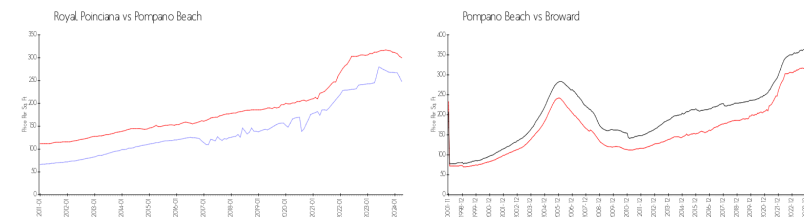
Building Association Information

Royal Poinciana
Condominium Association
1275 SW 46th Avenue
Pompano Beach, FL 33069
Phone: (954) 917-5033

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2514	813 sq ft	Apr 2024	\$210,000	\$258
202	785 sq ft	Apr 2024	\$204,000	\$260
213	785 sq ft	Apr 2024	\$192,000	\$245
2508	813 sq ft	Apr 2024	\$190,000	\$234
1301	903 sq ft	Feb 2024	\$240,000	\$266

Market Information



Royal Poinciana: \$248/sq. ft.
Pompano Beach: \$300/sq. ft.

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Broward: \$348/sq. ft.

Inventory for Sale

Royal Poinciana 2%



Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Royal Poinciana	51 days
Pompano Beach	72 days
Broward	66 days