

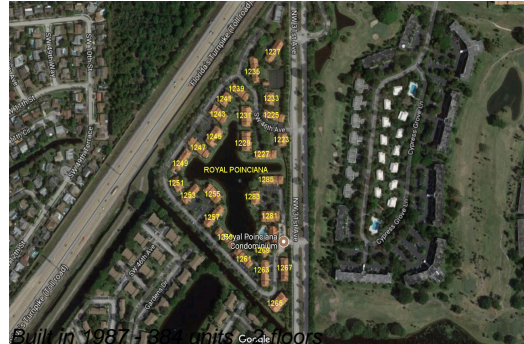
Unit 1263 SW 46th Ave # 2114 - Royal Poinciana

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:	\$218,000
Valuated PPSF:	\$241

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

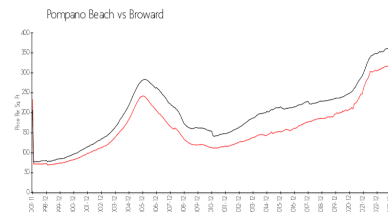
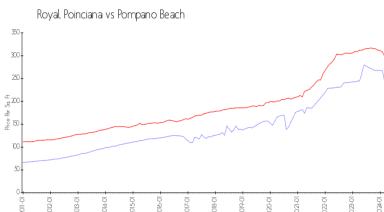
Building Association Information

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: \$240/sq. ft.
 Pompano Beach: \$298/sq. ft.

Pompano Beach: \$298/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Royal Poinciana 3%

Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Royal Poinciana	48 days
Pompano Beach	71 days
Broward	66 days