

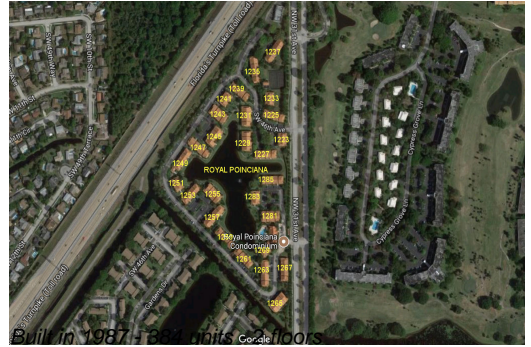
Unit 1255 SW 46th Ave # 1703 - Royal Poinciana

1255 SW 46th Ave # 1703 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-10960610
 Status: Active
 Size: 813 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake
 List Price: \$200,000
 List PPSF: \$246
 Valuated Price: \$201,000
 Valuated PPSF: \$247

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

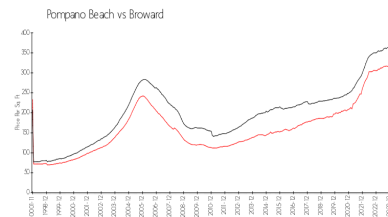
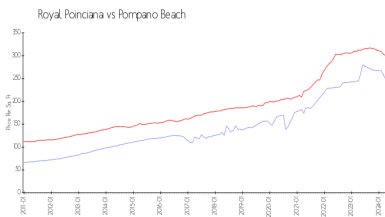
Building Association Information

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.

Pompano Beach: \$300/sq. ft.
 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	67 days