

# Unit 709 - Trade Winds

709 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	RX-10983993
Status:	Active
Size:	947 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	City, Pool
List Price:	\$365,000
List PPSF:	\$385
Valuated Price:	\$371,000
Valuated PPSF:	\$392

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:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

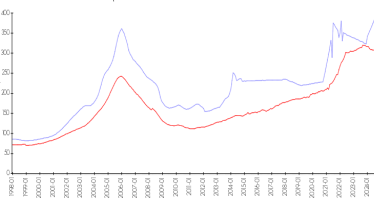
Tradewinds Of Pompano Association Inc  
 1009 N Ocean Boulevard  
 Pompano Beach, FL 33062  
 (954) 781-3596

## Recent Sales

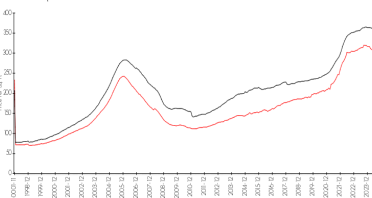
Unit #	Size	Closing Date	Sale Price	PPSF
605	947 sq ft	Apr 2024	\$340,000	\$359
202	966 sq ft	Feb 2024	\$310,000	\$321
507	650 sq ft	Jan 2024	\$200,000	\$308
306	947 sq ft	Dec 2023	\$312,000	\$329
302	966 sq ft	Dec 2023	\$312,500	\$323

## Market Information

Trade Winds vs Pompano Beach



Pompano Beach vs Broward



Trade Winds: \$390/sq. ft.  
 Pompano Beach: \$307/sq. ft.

Pompano Beach: \$307/sq. ft.  
 Broward: \$345/sq. ft.

## Inventory for Sale

Trade Winds	4%
Pompano Beach	4%
Broward	4%



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

Trade Winds	109 days
Pompano Beach	79 days
Broward	72 days