

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: 0
 Number of sales over the last 3 months: 0

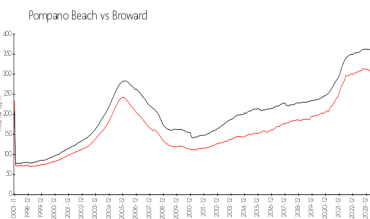
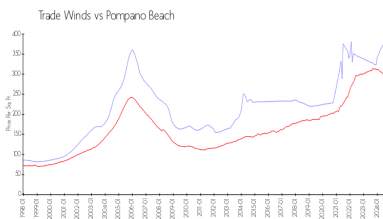
Building Association Information

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



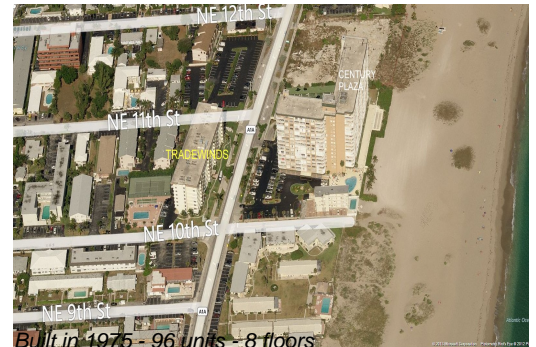
Trade Winds:	\$390/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

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

74 days