

# Unit 804 - Intracoastal Tower

804 - 1505 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: RX-11003408  
 Status: Withdrawn  
 Size: 1,069 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Guest  
 View: Intracoastal,Ocean  
 List Price: \$440,000  
 List PPSF: \$412  
 Valuated Price: \$409,000  
 Valuated PPSF: \$383

*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: 95  
 Number of active listings for rent: 1  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

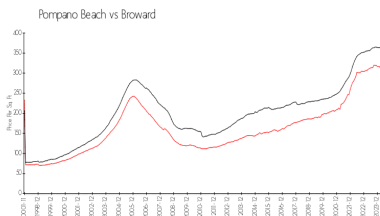
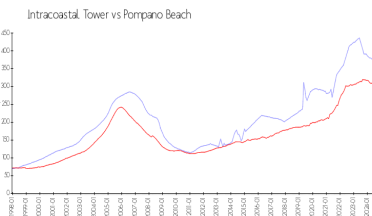
## Building Association Information

Intracoastal Tower Condo  
 1505 N Riverside Dr, Pompano Beach,  
 FL 33062-3322  
 (954) 781-9534  
 (954) 942-3880

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	1,069 sq ft	Apr 2024	\$425,000	\$398
604	1,069 sq ft	Apr 2024	\$430,000	\$402
506	1,069 sq ft	Mar 2024	\$385,000	\$360
801	1,069 sq ft	Mar 2024	\$335,000	\$313
503	1,069 sq ft	Mar 2024	\$360,000	\$337

## Market Information



Intracoastal Tower: \$370/sq. ft.  
 Pompano Beach: \$307/sq. ft.

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 Broward: \$345/sq. ft.

## Inventory for Sale

Intracoastal Tower 3%  
 Pompano Beach 4%  
 Broward 4%



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

Intracoastal Tower	115 days
Pompano Beach	79 days
Broward	72 days