

# Unit 803 - Intracoastal Tower

803 - 1505 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: RX-11003882  
 Status: Active  
 Size: 1,069 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered,Garage - Building  
 View:  
 List Price: \$450,000  
 List PPSF: \$421  
 Valuated Price: \$376,000  
 Valuated PPSF: \$352

*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: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

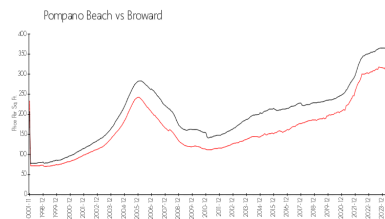
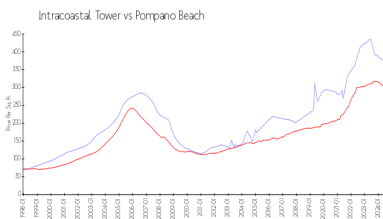
## Building Association Information

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



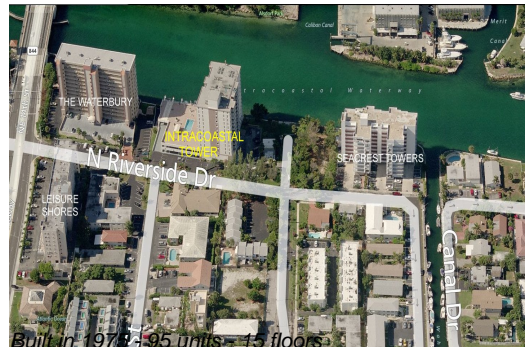
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|---------------------|---------------|----------------|---------------|
| Intracoastal Tower: | \$376/sq. ft. | Pompano Beach: | \$286/sq. ft. |
| Pompano Beach:      | \$286/sq. ft. | Broward:       | \$351/sq. ft. |

## Inventory for Sale

Intracoastal Tower: 2%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Intracoastal Tower: 114 days



Pompano Beach  
Broward

77 days  
72 days