

# Unit 701 - Admiralty Towers

701 - 750 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-11009338  |
| Status:         | Active       |
| Size:           | 1,140 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$710,000    |
| List PPSF:      | \$623        |
| Valuated Price: | \$563,000    |
| Valuated PPSF:  | \$494        |

*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:                         | 174 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

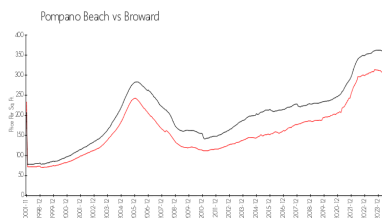
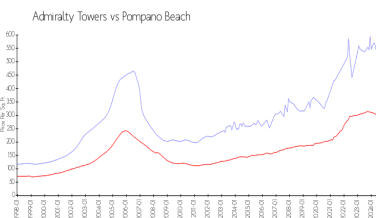
## Building Association Information

Admiralty Towers Condominium  
Association Inc  
750 N Ocean Boulevard  
Pompano Beach, FL 33062-4644  
(954) 781-5191

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1107   | 1,140 sq ft | Jun 2024     | \$661,000  | \$580 |
| 1605   | 1,140 sq ft | May 2024     | \$573,499  | \$503 |
| 1003   | 1,140 sq ft | Apr 2024     | \$665,000  | \$583 |
| 805    | 1,140 sq ft | Apr 2024     | \$575,000  | \$504 |
| 1705   | 1,140 sq ft | Apr 2024     | \$674,999  | \$592 |
| #208   | 1,140 sq ft | Apr 2024     | \$590,000  | \$518 |

## Market Information



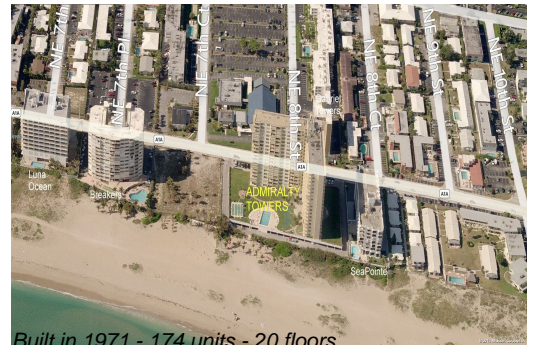
Admiralty Towers: \$476/sq. ft.  
Pompano Beach: \$299/sq. ft.

Pompano Beach: \$299/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Admiralty Towers | 8% |
| Pompano Beach    | 4% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months



Built in 1971 - 174 units - 20 floors

|                  |         |
|------------------|---------|
| Admiralty Towers | 85 days |
| Pompano Beach    | 79 days |
| Broward          | 74 days |