Unit PH02 - Plaza at Oceanside

PH02 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-11031073
Status:	Active
Size:	3,430 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Covered,Garage - Attached,Garage - Building,Guest
View:	City,Ocean
List Price:	$3,944,500
List PPSF:	$1,150
Valuated Price:	$3,304,000
Valuated PPSF:	$963

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.

Built in 2009 - 186 units - 17 floors

Building Information

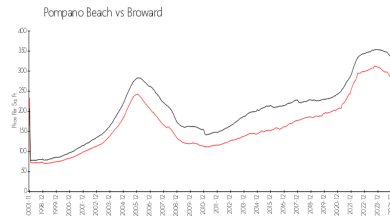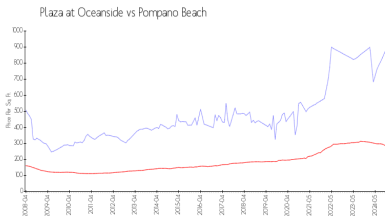|	
Number of units:	186
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

Plaza at Oceanside Condominium Association
(954) 781-4800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	2,688 sq ft	Sep 2024	$920,000	$342
204	3,103 sq ft	Aug 2024	$1,099,000	$354
1407	2,726 sq ft	Aug 2024	$2,700,000	$990
1601	2,027 sq ft	Jun 2024	$1,700,000	$839
905	1,656 sq ft	Jun 2024	$1,250,000	$755

Market Information

Plaza at Oceanside:	$913/sq. ft.	Pompano Beach:	$177/sq. ft.
Pompano Beach:	$177/sq. ft.	Broward:	$334/sq. ft.

Inventory for Sale

Plaza at Oceanside	5%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Plaza at Oceanside	72 days
Pompano Beach	80 days
Broward	78 days