

Unit 312 - Trade Winds

312 - 1009 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-11155317
Status:	Active
Size:	953 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Other
List Price:	\$359,000
List PPSF:	\$377
Valuated Price:	\$314,000
Valuated PPSF:	\$329

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:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

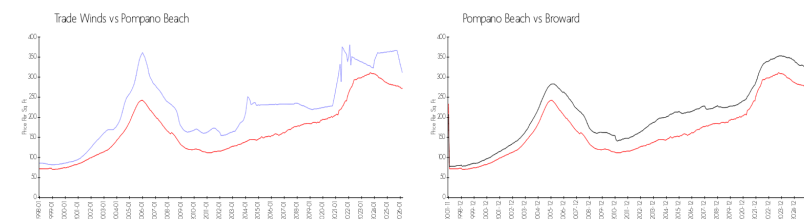
Tradewinds Of Pompano Association Inc
1009 N Ocean Boulevard
Pompano Beach, FL 33062
(954) 781-3596

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	966 sq ft	Mar 2026	\$325,000	\$336
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511	947 sq ft	Feb 2026	\$266,000	\$281
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104	947 sq ft	Jan 2026	\$235,000	\$248
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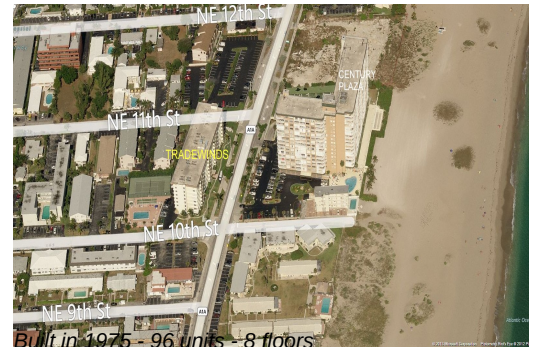
Market Information



Trade Winds:	\$311/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Trade Winds	9%
Pompano Beach	6%
Broward	6%



Avg. Time to Close Over Last 12 Months

Trade Winds	83 days
Pompano Beach	89 days
Broward	89 days