

Unit 402 - Sabbia Beach

402 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	A11518873
Status:	Active
Size:	2,956 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$5,100,000
List PPSF:	\$1,725
Valuated Price:	\$3,665,000
Valuated PPSF:	\$1,240

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:	69
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

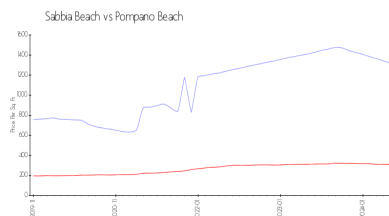
Building Association Information

Sabbia Beach Condos
Address: 730 N Ocean Blvd,
Pompano Beach, FL 33062
Phone: +1 954-781-9700

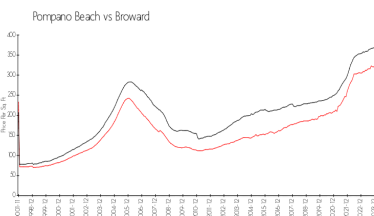
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	2,525 sq ft	May 2024	\$3,000,000	\$1,188
703	1,880 sq ft	May 2024	\$2,400,000	\$1,277
803	2,300 sq ft	Feb 2024	\$2,200,000	\$957
904	2,635 sq ft	Dec 2023	\$3,500,000	\$1,328
1403	1,880 sq ft	Dec 2023	\$2,325,000	\$1,237
603	1,880 sq ft	Dec 2023	\$2,499,500	\$1,330

Market Information



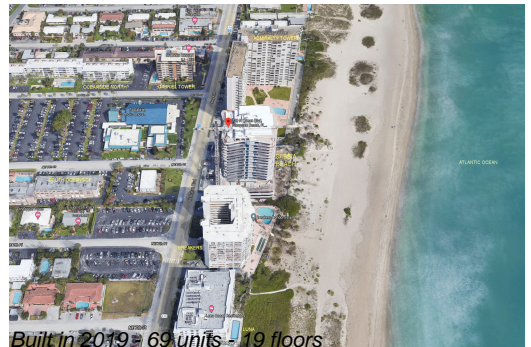
Sabbia Beach: \$1320/sq. ft.
Pompano Beach: \$310/sq. ft.



Pompano Beach: \$310/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Sabbia Beach	7%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Sabbia Beach	56 days
Pompano Beach	73 days
Broward	68 days