

# Unit 1407 - Silver Thatch Atlantic Plaza 525&531

1407 - 525 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10415746
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking, Parking-Under Building
View:	Intracoastal View, Ocean View, Other View
List Price:	\$489,900
List PPSF:	\$467
Valuated Price:	\$451,000
Valuated PPSF:	\$430

*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:	361
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

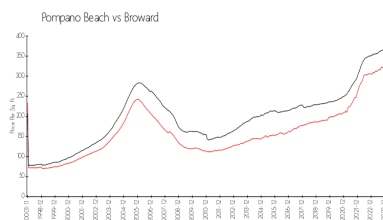
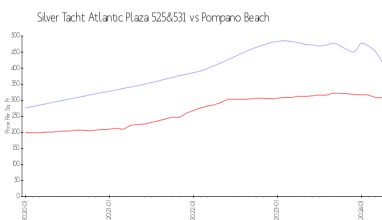
Silver Thatch Atlantic Plaza  
Address: 531 N Ocean Blvd,  
Pompano Beach, FL 33062  
Phone: +1 954-781-0974

<https://silverthatchatlanticplaza.mycommunitysite.app/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,100 sq ft	Apr 2024	\$390,000	\$355
1119	1,125 sq ft	Apr 2024	\$400,000	\$356
1217	1,050 sq ft	Apr 2024	\$520,000	\$495
608	1,050 sq ft	Mar 2024	\$450,000	\$429
806	1,125 sq ft	Feb 2024	\$420,000	\$373

## Market Information



Silver Thatch Atlantic Plaza 525&531:	\$418/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.



## Inventory for Sale

Silver Tacht Atlantic Plaza 525&531	3%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Silver Tacht Atlantic Plaza 525&531	91 days
Pompano Beach	72 days
Broward	67 days