

# Unit 405 - Sabbia Beach

405 - 730 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10416846  
 Status: Active  
 Size: 1,955 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Ocean View,Other View  
 List Price: \$3,275,000  
 List PPSF: \$1,675  
 Valuated Price: \$2,252,000  
 Valuated PPSF: \$1,231

*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: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 0

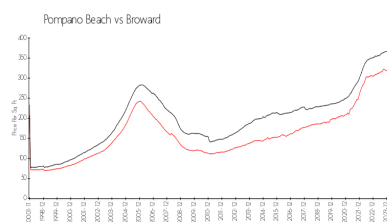
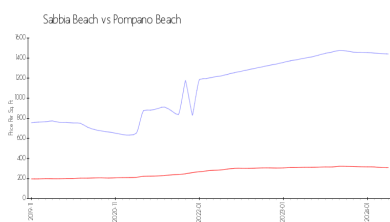
## Building Association Information

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
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
702	2,525 sq ft	Nov 2023	\$2,700,000	\$1,069
804	2,635 sq ft	Nov 2023	\$3,250,000	\$1,233

## Market Information

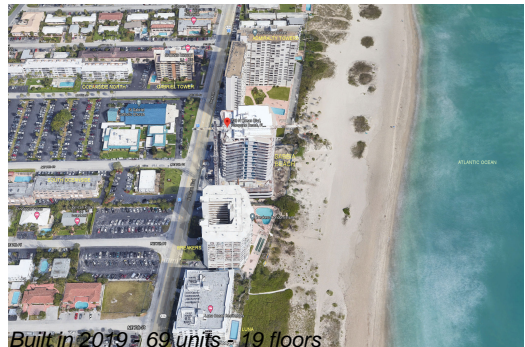


Sabbia Beach: \$1441/sq. ft.  
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Sabbia Beach: 7%  
 Pompano Beach: 3%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Sabbia Beach	70 days
Pompano Beach	73 days
Broward	67 days