

# Unit 1013 - Plaza at Oceanside

1013 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10423527  
 Status: Active  
 Size: 1,463 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Intracoastal View,Pool Area View,Water View  
 List Price: \$1,550,000  
 List PPSF: \$1,059  
 Valuated Price: \$1,108,000  
 Valuated PPSF: \$757

*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: 186  
 Number of active listings for rent: 4  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

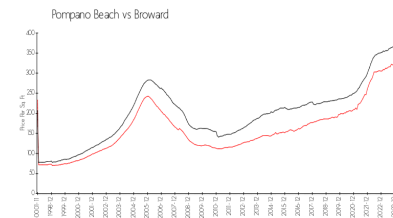
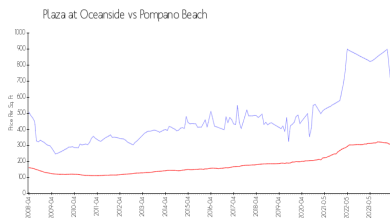
## Building Association Information

Plaza at Oceanside Condominium Association  
 (954) 781-4800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
713	1,463 sq ft	Apr 2024	\$1,075,000	\$735
910	1,479 sq ft	Feb 2024	\$1,200,000	\$811
1602	1,983 sq ft	Nov 2023	\$1,475,000	\$744
207	2,427 sq ft	Jul 2023	\$1,160,000	\$478
602	1,983 sq ft	Jul 2023	\$1,350,000	\$681

## Market Information



Plaza at Oceanside: \$684/sq. ft.  
 Pompano Beach: \$308/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Plaza at Oceanside 5%  
 Pompano Beach 3%  
 Broward 4%



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

Plaza at Oceanside	133 days
Pompano Beach	72 days
Broward	67 days