

# Unit 905 - Plaza at Oceanside

905 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10436342
Status:	Active
Size:	1,656 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Ocean View
List Price:	\$1,399,000
List PPSF:	\$845
Valuated Price:	\$1,092,000
Valuated PPSF:	\$659

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

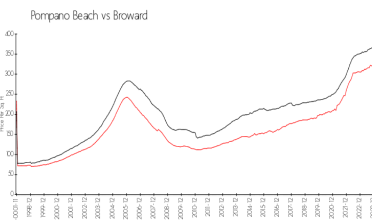
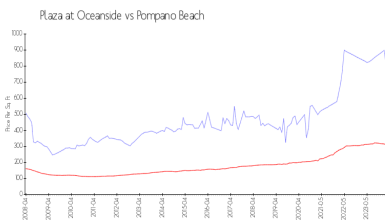
## Building Association Information

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



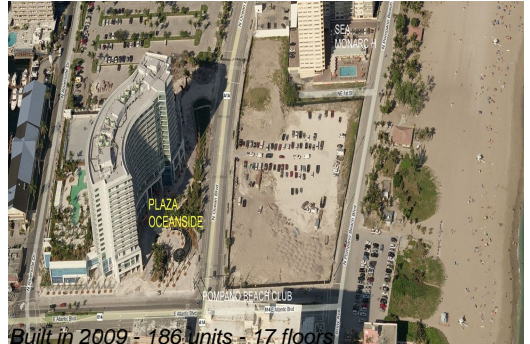
Plaza at Oceanside: \$684/sq. ft.  
Pompano Beach: \$308/sq. ft.

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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  
Pompano Beach  
Broward

133 days  
73 days  
67 days