

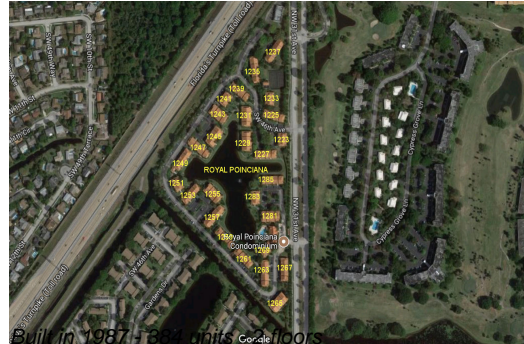
Unit 1263 SW 46th Ave # 2114 - Royal Poinciana

1263 SW 46th Ave # 2114 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-10833510
 Status: Active
 Size: 903 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned
 View: Clubhouse, Garden, Pond, Pool, Tennis
 List Price: \$310,000
 List PPSF: \$343
 Valuated Price: \$226,000
 Valuated PPSF: \$250

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: 384
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

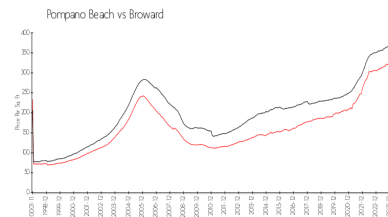
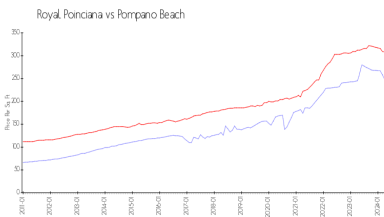
Building Association Information

Royal Poinciana
 Condominium Association
 1275 SW 46th Avenue
 Pompano Beach, FL 33069
 Phone: (954) 917-5033

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2514	813 sq ft	Apr 2024	\$210,000	\$258
202	785 sq ft	Apr 2024	\$204,000	\$260
213	785 sq ft	Apr 2024	\$192,000	\$245
2508	813 sq ft	Apr 2024	\$190,000	\$234
1301	903 sq ft	Feb 2024	\$240,000	\$266

Market Information



Royal Poinciana: \$248/sq. ft.
 Pompano Beach: \$308/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Royal Poinciana 2%

Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Royal Poinciana	52 days
Pompano Beach	73 days
Broward	67 days