

# Unit 204 - Plaza at Oceanside

204 - 1 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: RX-10968997  
 Status: Active  
 Size: 3,103 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces,Assigned,Covered,Garage - Building  
 View: City,Ocean  
 List Price: \$1,468,775  
 List PPSF: \$473  
 Valuated Price: \$1,909,000  
 Valuated PPSF: \$615

*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

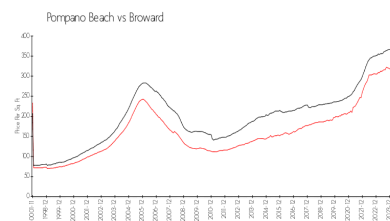
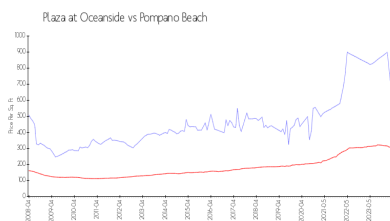
## Building Association Information

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