

# Unit 1285 SW 46th Ave # 2709 - Royal Poinciana

1285 SW 46th Ave # 2709 - 1223-1285 SW 46 Ave, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10435809  |
| Status:         | Active     |
| Size:           | 785 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$1,750    |
| List PPSF:      | \$2        |
| Valuated Price: | \$194,000  |
| Valuated PPSF:  | \$247      |

*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.*

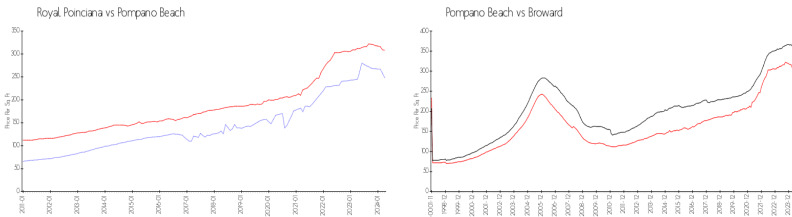
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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

## Market Information



|                  |               |                |               |
|------------------|---------------|----------------|---------------|
| Royal Poinciana: | \$248/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach:   | \$308/sq. ft. | 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   | 72 days |
| Broward         | 67 days |

