Unit 1604 - Solemar

1604 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10401625
Status:	Active
Size:	2,290 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Direct Ocean,Pool Area View
List Price:	$2,850,000
List PPSF:	$1,245
Valuated Price:	$2,586,000
Valuated PPSF:	$1,196

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.
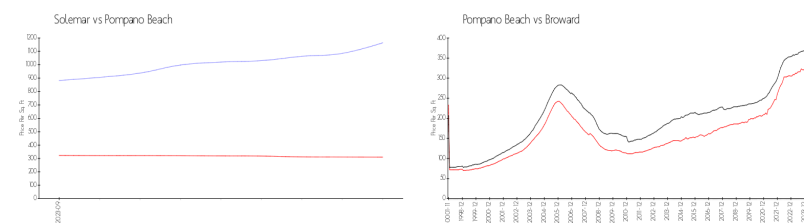

Built in 2023 - 99 units - 21 floors

Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	13%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	2,045 sq ft	May 2024	$1,900,000	$929
805	2,033 sq ft	May 2024	$2,250,000	$1,107
1606	2,589 sq ft	Apr 2024	$2,835,000	$1,095
1102	1,923 sq ft	Apr 2024	$1,655,900	$861
504	2,293 sq ft	Mar 2024	$2,275,000	$992

Market Information

Solemar:	$1164/sq. ft.		Pompano Beach:	$310/sq. ft.
Pompano Beach:	$310/sq. ft.		Broward:	$350/sq. ft.

Inventory for Sale

Solemar	13%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Solemar	127 days
Pompano Beach	73 days
Broward	68 days