

Unit 1603 - Solemar

1603 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10405854
Status:	Pending
Size:	2,045 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	Intracoastal View, Direct Ocean, Water View
List Price:	\$2,275,000
List PPSF:	\$1,112
Valuated Price:	\$2,101,000
Valuated PPSF:	\$1,115

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.

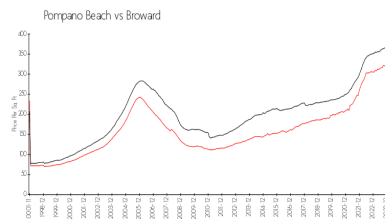
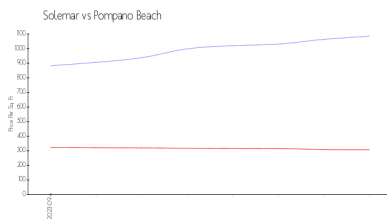
Building Information

Number of units:	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:	8
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
702	2,195 sq ft	Dec 2023	\$1,790,000	\$815
1204	2,290 sq ft	Dec 2023	\$2,595,000	\$1,133

Market Information



Solemar:	\$1085/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Solemar	13%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Solemar	112 days
Pompano Beach	73 days
Broward	67 days

