

# Unit 403 - Solemar

403 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	A11615883
Status:	Active
Size:	1,885 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$2,200,000
List PPSF:	\$1,167
Valuated Price:	\$2,050,000
Valuated PPSF:	\$1,088

*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.*

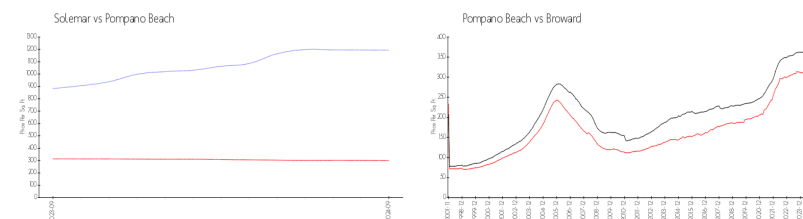
## Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	15%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	2,428 sq ft	Oct 2024	\$2,885,000	\$1,188
1604	2,290 sq ft	Sep 2024	\$2,650,000	\$1,157
1402	2,037 sq ft	Jun 2024	\$2,300,000	\$1,129
501	2,428 sq ft	Jun 2024	\$2,700,000	\$1,112
1603	2,045 sq ft	May 2024	\$1,900,000	\$929
805	2,033 sq ft	May 2024	\$2,250,000	\$1,107

## Market Information



Solemar:	\$1194/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

## Inventory for Sale

Solemar	15%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Solemar	118 days
Pompano Beach	79 days
Broward	74 days

