

# 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:	\$2,300,000
List PPSF:	\$1,220
Valuated Price:	\$2,028,000
Valuated PPSF:	\$1,076

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.

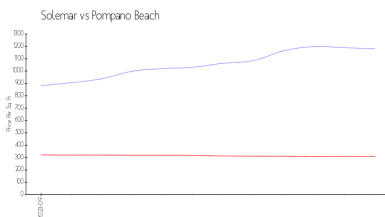
## Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	14%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

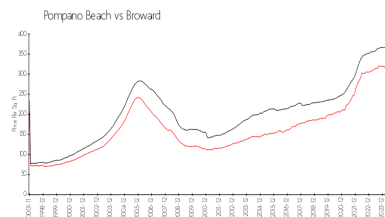
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1606	2,589 sq ft	Apr 2024	\$2,835,000	\$1,095
1102	1,923 sq ft	Apr 2024	\$1,655,900	\$861

## Market Information



Solemar: \$1181/sq. ft.  
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.  
Broward: \$346/sq. ft.

## Inventory for Sale

Solemar	14%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Solemar	102 days
Pompano Beach	77 days
Broward	72 days

