

# Unit 416 - Barcelona North (1-5)

416 - 251 S Cypress Rd, Pompano Beach, FL, Broward 33060

## Unit Information

MLS Number: A11641775  
 Status: Active  
 Size: 675 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$162,500  
 List PPSF: \$241  
 Valuated Price: \$118,000  
 Valuated PPSF: \$175

*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: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

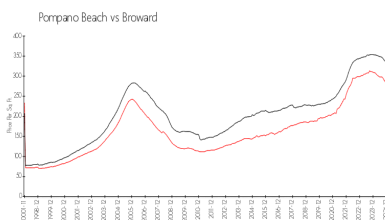
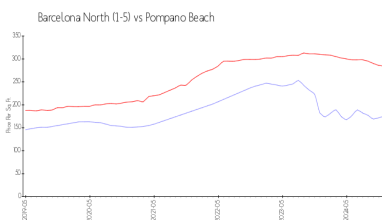
Barcelona North Condo Assoc  
 253 S Cypress Rd  
 Pompano Beach, FL 3306  
 Phone: 954-943-7323  
 (954) 943-6516  
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<https://www.barcelonanorth.org/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 314    | 678 sq ft | Jan 2025     | \$118,500  | \$175 |
| 335    | 675 sq ft | Oct 2024     | \$115,000  | \$170 |
| 124    | 675 sq ft | Aug 2024     | \$115,000  | \$170 |
| 403    | 670 sq ft | Jun 2024     | \$140,000  | \$209 |
| 519    | 675 sq ft | May 2024     | \$118,000  | \$175 |

## Market Information

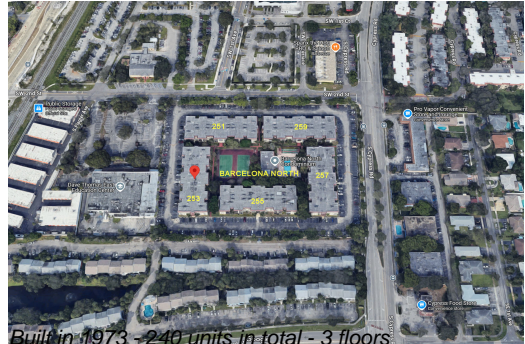


Barcelona North (1-5): \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft.

Pompano Beach: \$177/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Barcelona North (1-5) 7%



|               |    |
|---------------|----|
| Pompano Beach | 5% |
| Broward       | 5% |

**Avg. Time to Close Over Last 12 Months**

|                       |         |
|-----------------------|---------|
| Barcelona North (1-5) | 48 days |
| Pompano Beach         | 80 days |
| Broward               | 78 days |