

# Unit 701 - Nassau House

701 - 301 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: A11657068  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Deeded Parking, Guest Parking  
 View:  
 List Price: \$329,000  
 List PPSF: \$411  
 Valuated Price: \$265,000  
 Valuated PPSF: \$331

*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: 152  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

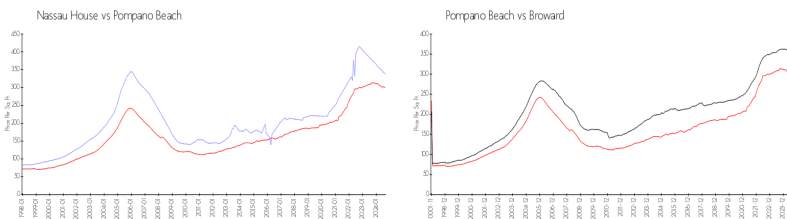
## Building Association Information

Nassau House Association Inc  
 301 N Ocean Blvd, Pompano Beach, FL 33062  
 954-946-9352

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,150 sq ft	Oct 2024	\$330,000	\$287
905	1,200 sq ft	Aug 2024	\$475,000	\$396
402	800 sq ft	Jun 2024	\$300,000	\$375
907	800 sq ft	Jun 2024	\$305,000	\$381
909	1,150 sq ft	Mar 2024	\$339,000	\$295
805	1,150 sq ft	Mar 2024	\$420,000	\$365

## Market Information



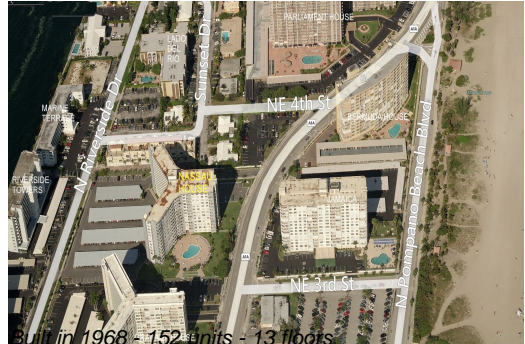
Nassau House: \$337/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Nassau House: 3%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Nassau House: 132 days  
 Pompano Beach: 79 days



Broward

74 days