

# Unit 1404 - Solemar

1404 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: A11664072  
 Status: Active  
 Size: 2,162 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$2,995,000  
 List PPSF: \$1,385  
 Valuated Price: \$2,598,000  
 Valuated PPSF: \$1,202

*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.*

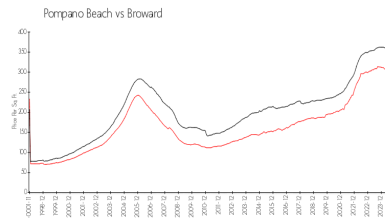
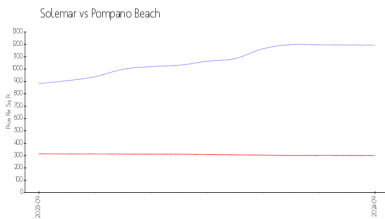
## Building Information

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: 5  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,923 sq ft	Nov 2024	\$2,250,000	\$1,170
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

## Market Information



Solemar: \$1194/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Solemar: 15%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Solemar: 107 days  
 Pompano Beach: 79 days  
 Broward: 74 days

