

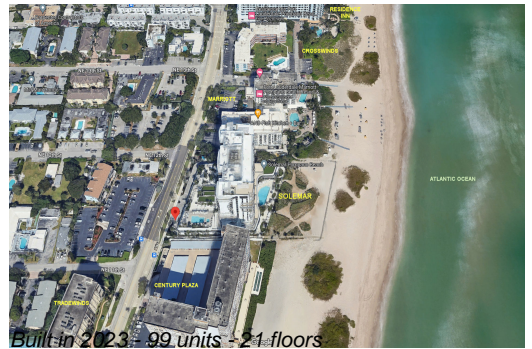
Unit UPH03 - Solemar

UPH03 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	A11679420
Status:	Active
Size:	4,628 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$7,949,000
List PPSF:	\$1,718
Valuated Price:	\$7,257,000
Valuated PPSF:	\$1,637

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.



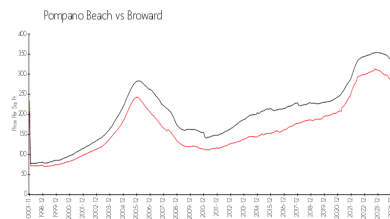
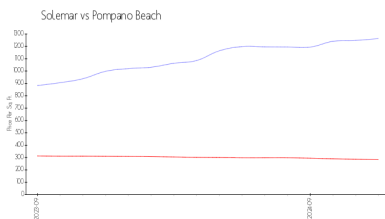
Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	16%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	2,593 sq ft	Dec 2024	\$3,100,000	\$1,196
803	4,096 sq ft	Nov 2024	\$4,500,000	\$1,099
1803	1,885 sq ft	Nov 2024	\$2,300,000	\$1,220
1602	1,923 sq ft	Nov 2024	\$2,250,000	\$1,170
901	2,428 sq ft	Oct 2024	\$2,885,000	\$1,188

Market Information



Solemar:	\$1264/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Solemar	16%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Solemar	139 days
Pompano Beach	80 days
Broward	78 days