

Unit 1802 - Solemar

1802 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: A11693078
 Status: Active
 Size: 1,923 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Guest Parking, Parking-Under Building, Valet Parking

View:
 List Price: \$2,380,000
 List PPSF: \$1,238
 Valuated Price: \$2,404,000
 Valuated PPSF: \$1,250

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.

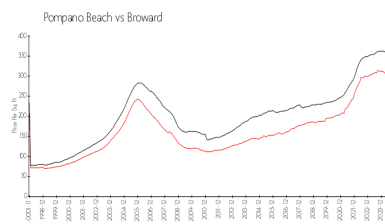
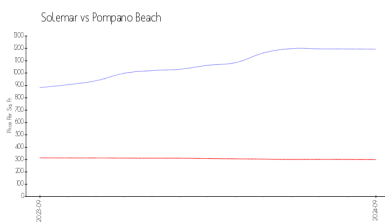
Building Information

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.

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 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



Built in 2023 - 99 units - 21 floors