

Unit 1404 - Solemar

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

Unit Information

MLS Number:	A11880509
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:	\$2,672,000
Valuated PPSF:	\$1,236

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.

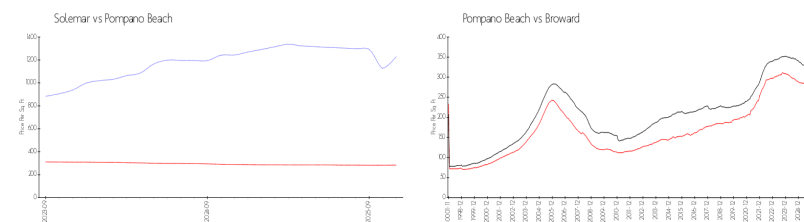
Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
MPH02	2,037 sq ft	Dec 2025	\$2,772,000	\$1,361
1805	1,928 sq ft	Nov 2025	\$2,480,000	\$1,286
403	1,885 sq ft	Oct 2025	\$1,825,000	\$968
506	2,589 sq ft	Sep 2025	\$2,875,000	\$1,110
1501	2,428 sq ft	Aug 2025	\$3,485,000	\$1,435

Market Information



Solemar:	\$1228/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Solemar	9%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Solemar	68 days
Pompano Beach	88 days
Broward	87 days

