

# Unit MPH01 - Solemar

MPH01 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	A11914972
Status:	Active
Size:	2,428 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$4,100,000
List PPSF:	\$1,689
Valuated Price:	\$3,186,000
Valuated PPSF:	\$1,312

*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.*

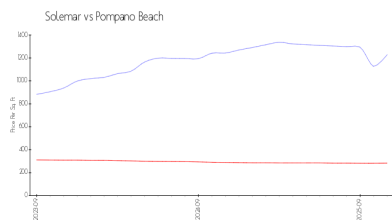
## Building Information

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

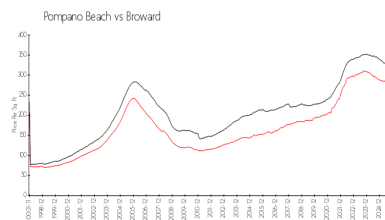
## Recent Sales

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

