

Unit 1101 - Aristocrat

1101 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: B26001462
 Status: Active
 Size: 1,234 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Asphalt,Assigned
 View: Ocean,Intracoastal,City,Water
 List Price: \$465,000
 List PPSF: \$377
 Valuated Price: \$366,000
 Valuated PPSF: \$297

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: 134
 Number of active listings for rent: 5
 Number of active listings for sale: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

Aristocrat Condominium
 1200 Hibiscus Ave, Pompano Beach, FL 33062
 (954) 943-6640

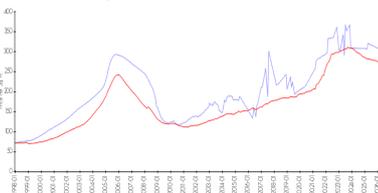
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Recent Sales

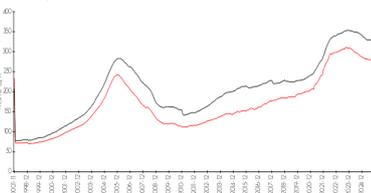
Unit #	Size	Closing Date	Sale Price	PPSF
203	897 sq ft	Jul 2025	\$181,000	\$202
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603	897 sq ft	Jul 2025	\$235,000	\$262
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1504	1,248 sq ft	Apr 2025	\$450,000	\$361
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Market Information

Aristocrat vs Pompano Beach



Pompano Beach vs Broward



Aristocrat: \$306/sq. ft.
 Pompano Beach: \$272/sq. ft.
 Pompano Beach: \$272/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Aristocrat: 4%
 Pompano Beach: 6%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

67 days
89 days
89 days