

Unit 1204 - Solemar

1204 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: B26002353
 Status: Active
 Size: 2,293 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Attached
 Garage, Covered, Garage, Guest, Valet
 View: Ocean, Intracoastal, Direct
 Ocean, Beach, Water
 List Price: \$2,950,000
 List PPSF: \$1,287
 Valuated Price: \$2,748,000
 Valuated PPSF: \$1,271

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.

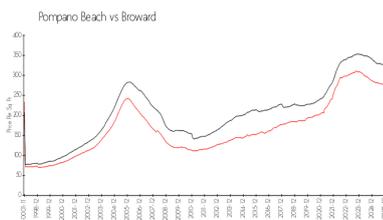
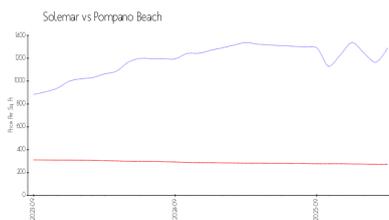
Building Information

Number of units: 99
 Number of active listings for rent: 0
 Number of active listings for sale: 12
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	2,033 sq ft	Mar 2026	\$2,355,000	\$1,158
504	2,162 sq ft	Feb 2026	\$2,600,000	\$1,203
304	2,162 sq ft	Feb 2026	\$1,850,000	\$856
602	1,923 sq ft	Jan 2026	\$2,225,000	\$1,157
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Market Information



Solemar: \$1288/sq. ft.
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Solemar: 12%
 Pompano Beach: 6%
 Broward: 6%

Avg. Time to Close Over Last 12 Months

Solemar: 81 days
 Pompano Beach: 89 days
 Broward: 89 days

