

# Unit 2103 - Pompano Beach Club South

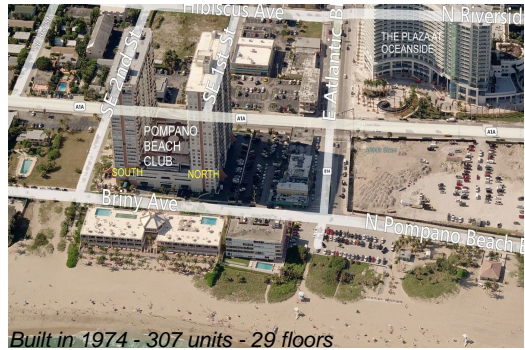
2103 - 111 Briny Av, Pompano Beach, FL, Broward 33062



## Unit Information

MLS Number: F10381508  
 Status: Active  
 Size: 970 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Intracoastal View,Ocean View,Other View  
 List Price: \$469,999  
 List PPSF: \$485  
 Valuated Price: \$470,000  
 Valuated PPSF: \$485

*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: 307  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

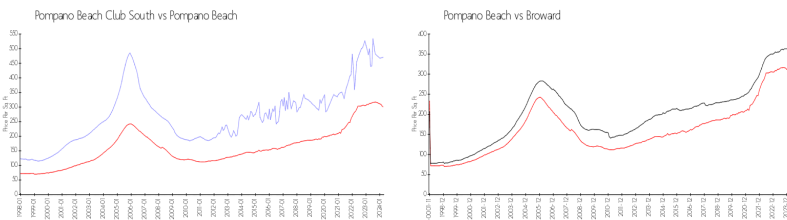
Pompano Beach Club Association, Inc  
 Pompano Beach Club South  
 111 Briny Avenue # OFC  
 Pompano Beach, FL 33062  
 (954) 941-3098

<http://www.pompanobeachclub.net>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 803    | 970 sq ft | Apr 2024     | \$400,000  | \$412 |
| 15-06  | 721 sq ft | Jan 2024     | \$310,000  | \$430 |
| 1908   | 721 sq ft | Sep 2023     | \$333,000  | \$462 |
| 2603   | 970 sq ft | Jul 2023     | \$545,000  | \$562 |
| 8-10   | 721 sq ft | Jul 2023     | \$340,000  | \$472 |

## Market Information



|                           |               |                |               |
|---------------------------|---------------|----------------|---------------|
| Pompano Beach Club South: | \$471/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach:            | \$300/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Pompano Beach Club South | 2% |
| Pompano Beach            | 3% |
| Broward                  | 3% |

**Avg. Time to Close Over Last 12 Months**

|                          |         |
|--------------------------|---------|
| Pompano Beach Club South | 94 days |
| Pompano Beach            | 72 days |
| Broward                  | 67 days |