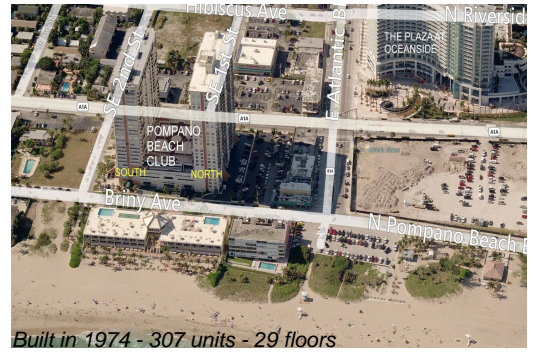


Unit PH18 - Pompano Beach Club South

PH18 - 111 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10388914
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$1,499,999
List PPSF:	\$1,034
Valuated Price:	\$716,000
Valuated PPSF:	\$494



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

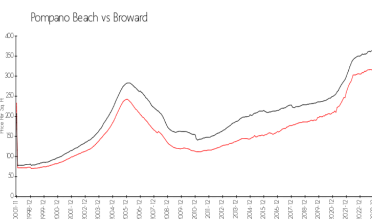
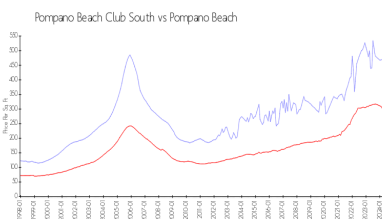
Pompano Beach Club Association, Inc
 Pompano Beach Club South
 111 Briny Avenue # OFC
 Pompano Beach, FL 33062
 (954) 941-3098

<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