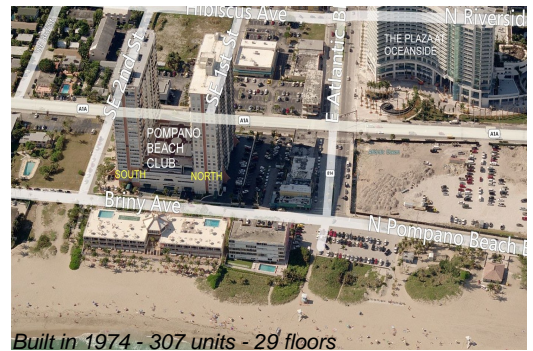


# Unit PH18 - Pompano Beach Club South

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:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

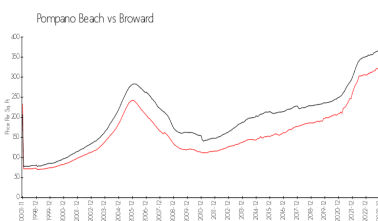
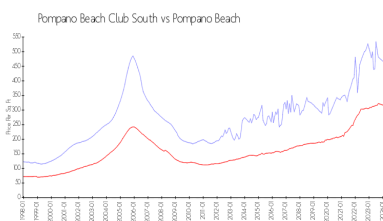
Pompano Beach Club Association, Inc  
Pompano Beach Club South  
111 Briny Avenue # OFC  
Pompano Beach, FL 33062  
(954) 941-3098

<http://www.pompanobeachclub.net>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	721 sq ft	May 2024	\$340,000	\$472
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:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

**Inventory for Sale**

Pompano Beach Club South	2%
Pompano Beach	3%
Broward	4%

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

Pompano Beach Club South	101 days
Pompano Beach	72 days
Broward	67 days