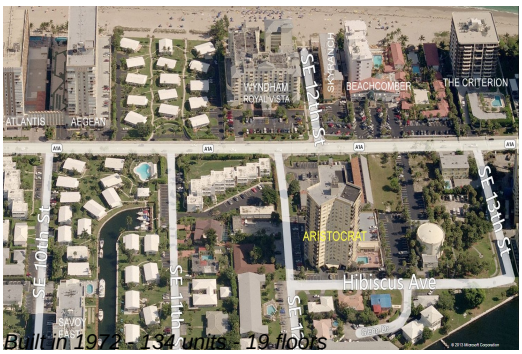
Unit 803 - Aristocrat

803 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062



Built in 1972 - 134 units - 19 floors

Unit Information

MLS Number:	F10389028
Status:	Active
Size:	897 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View
List Price:	$335,000
List PPSF:	$373
Valuated Price:	$248,000
Valuated PPSF:	$276

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

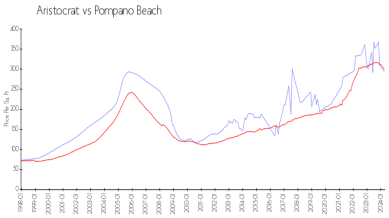
Building Association Information

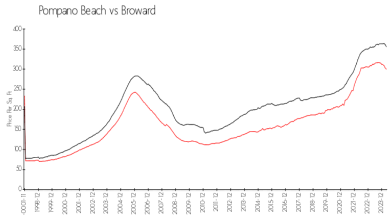
Aristocrat Condominium
1200 Hibiscus Ave, Pompano Beach, FL 33062
(954) 943-6640

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,400 sq ft	Dec 2023	$339,000	$242
408	1,387 sq ft	Dec 2023	$418,000	$301
602	1,400 sq ft	Dec 2023	$402,000	$287
1604	1,248 sq ft	Nov 2023	$520,000	$417
1701	1,234 sq ft	Oct 2023	$445,000	$361

Market Information





Aristocrat:	$294/sq. ft.	Pompano Beach:	$300/sq. ft.
Pompano Beach:	$300/sq. ft.	Broward:	$348/sq. ft.

Inventory for Sale

Aristocrat	2%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Aristocrat	82 days
Pompano Beach	72 days
Broward	67 days