

Unit 1204 - Sonata Beach Club

1204 - 801 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10402846
Status:	Active
Size:	2,497 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking, Parking-Under Building
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$1,700,000
List PPSF:	\$681
Valuated Price:	\$1,668,000
Valuated PPSF:	\$668

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:	64
Number of active listings for rent:	3
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

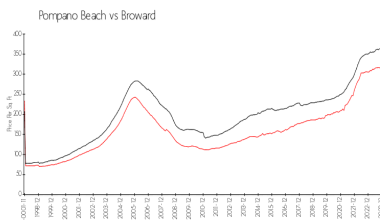
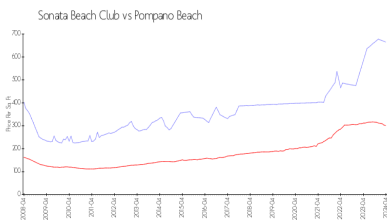
Building Association Information

Sonata Beach Club
(954) 786-1201

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	2,500 sq ft	Dec 2023	\$1,556,425	\$623
1203	2,529 sq ft	Jun 2023	\$1,620,000	\$641

Market Information



Sonata Beach Club: \$664/sq. ft.
Pompano Beach: \$300/sq. ft.

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Broward: \$348/sq. ft.

Inventory for Sale

Sonata Beach Club	3%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Sonata Beach Club	24 days
Pompano Beach	72 days



Broward

67 days