

# Unit 712 - Sea Monarch

712 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10403073
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Direct Ocean,Pool Area View
List Price:	\$738,000
List PPSF:	\$509
Valuated Price:	\$582,000
Valuated PPSF:	\$401

*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:	238
Number of active listings for rent:	9
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

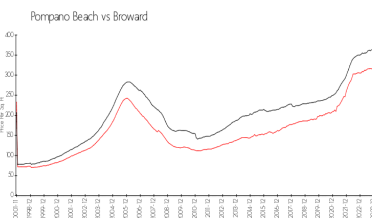
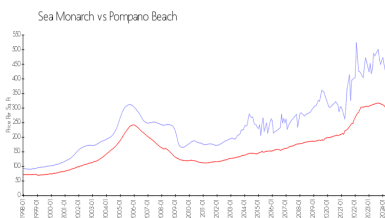
## Building Association Information

Sea Monarch Condominium Association Inc  
 111 N Pompano Beach Boulevard  
 Pompano Beach, FL 33062-5718  
 (954) 781-1591

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,450 sq ft	Apr 2024	\$576,000	\$397
814	1,900 sq ft	Mar 2024	\$945,000	\$497
1008	1,700 sq ft	Mar 2024	\$800,000	\$471
1203	2,440 sq ft	Jan 2024	\$920,000	\$377
1603	2,430 sq ft	Jan 2024	\$1,100,000	\$453

## Market Information

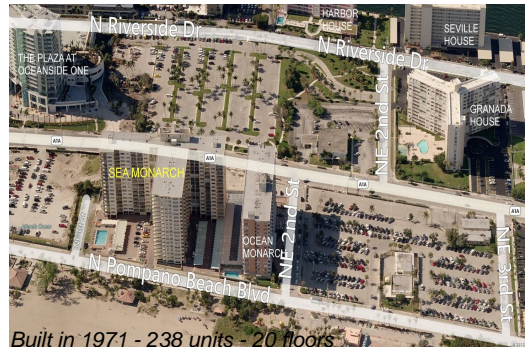


Sea Monarch: \$411/sq. ft.  
 Pompano Beach: \$300/sq. ft.

Pompano Beach: \$300/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Sea Monarch	5%
Pompano Beach	3%
Broward	3%



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

Sea Monarch	63 days
Pompano Beach	72 days
Broward	67 days