Unit 1612 - Sea Monarch

1612 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10414437
Status:	Active
Size:	1,455 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	$599,000
List PPSF:	$412
Valuated Price:	$636,000
Valuated PPSF:	$439

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.

Built in 1971 - 238 units - 20 floors

Building Information

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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
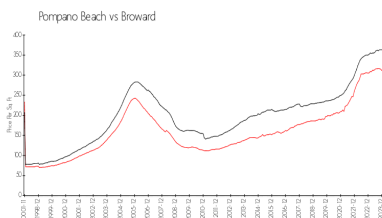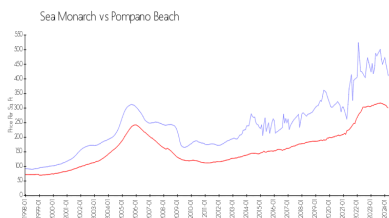
Sea Monarch:	$411/sq. ft.	Pompano Beach:	$300/sq. ft.
Pompano Beach:	$300/sq. ft.	Broward:	$348/sq. ft.

Inventory for Sale

Sea Monarch	5%
Pompano Beach	3%
Broward	3%
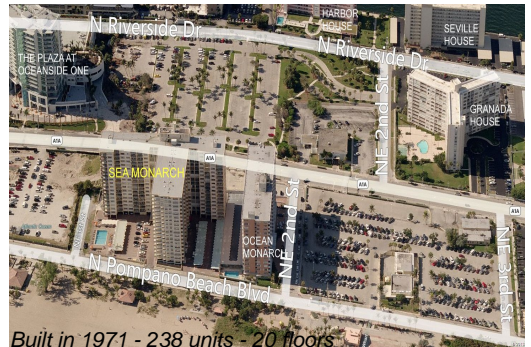
Avg. Time to Close Over Last 12 Months

Sea Monarch	63 days
Pompano Beach	72 days
Broward	67 days