

# Unit 55 - Nobel Point

55 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10416127  
 Status: Active  
 Size: 1,498 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Canal,Water View  
 List Price: \$649,999  
 List PPSF: \$434  
 Valuated Price: \$576,000  
 Valuated PPSF: \$385

*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: 99  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

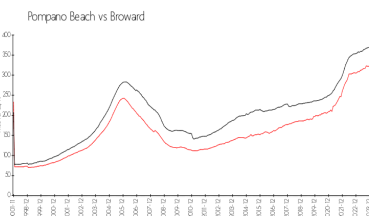
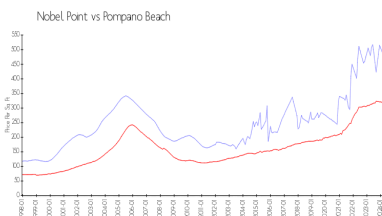
## Building Association Information

Nobel Point Condominium Association Inc  
 1100 SE 5th Ct  
 Pompano Beach, FL 33069  
 Phone: (954) 946-5210

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,536 sq ft	May 2024	\$699,000	\$455
34	1,170 sq ft	Mar 2024	\$640,000	\$547
3	1,168 sq ft	Mar 2024	\$630,000	\$539
86	1,187 sq ft	Dec 2023	\$630,000	\$531
72	1,551 sq ft	Dec 2023	\$780,000	\$503

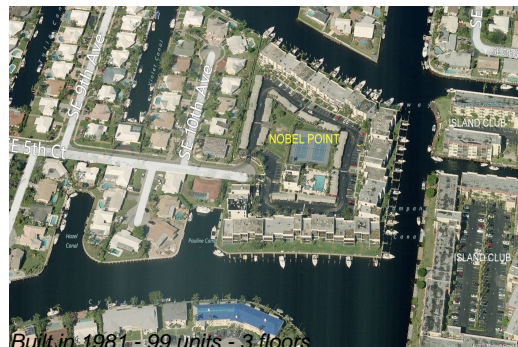
## Market Information



Nobel Point:	\$432/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Nobel Point 5%  
 Pompano Beach 3%  
 Broward 4%



Built in 1981 - 99 units - 3 floors

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

Nobel Point	87 days
Pompano Beach	74 days
Broward	69 days