

Unit 6 - Nobel Point

6 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10416525
Status:	Active
Size:	1,536 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Canal,Water View
List Price:	\$729,000
List PPSF:	\$475
Valuated Price:	\$753,000
Valuated PPSF:	\$490

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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

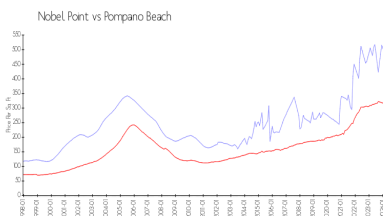
Building Association Information

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

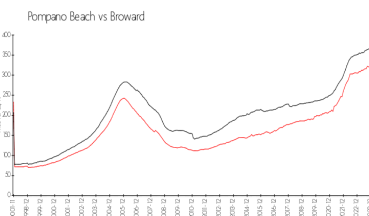
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
4	1,168 sq ft	Sep 2023	\$585,000	\$501

Market Information



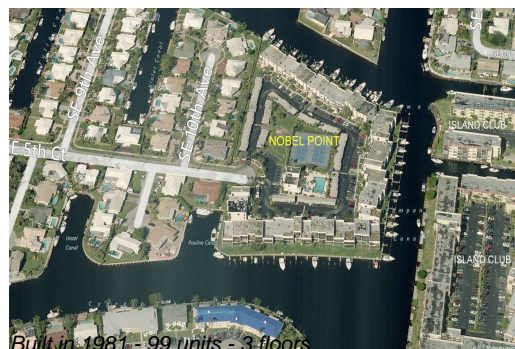
Nobel Point: \$418/sq. ft.
Pompano Beach: \$308/sq. ft.



Pompano Beach: \$308/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Nobel Point	5%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Nobel Point	81 days
Pompano Beach	72 days
Broward	67 days