

# Unit 310 - Pointe @ Pompano Beach

310 - 2880 NE 14 St Cswy, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | F10419506                             |
| Status:         | Active                                |
| Size:           | 1,844 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           | Garden View,Intracoastal View         |
| List Price:     | \$725,000                             |
| List PPSF:      | \$393                                 |
| Valuated Price: | \$689,000                             |
| Valuated PPSF:  | \$374                                 |

*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:                         | 120 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

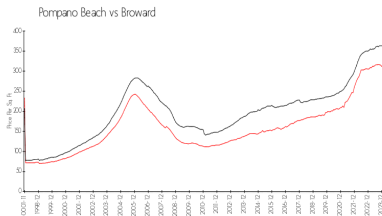
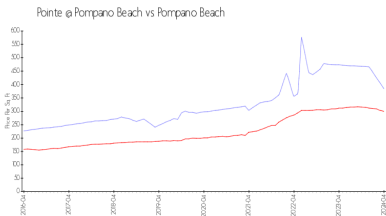
## Building Association Information

The Pointe At Pompano Beach Condominium Association Inc  
 Phone: (954) 941 6614  
 Integrity Property Management  
 Phone: (954) 346 0677

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 401    | 2,113 sq ft | Dec 2023     | \$968,000  | \$458 |
| 210    | 1,844 sq ft | Dec 2023     | \$750,000  | \$407 |

## Market Information

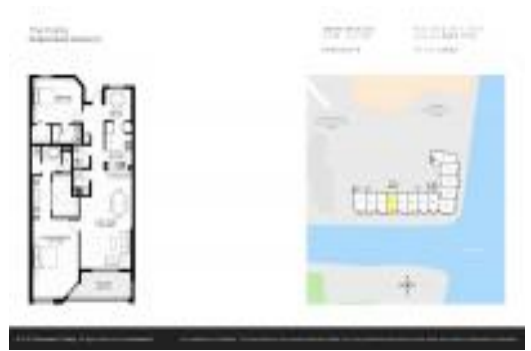


|                         |               |                |               |
|-------------------------|---------------|----------------|---------------|
| Pointe @ Pompano Beach: | \$384/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach:          | \$300/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Pointe @ Pompano Beach | 2% |
| Pompano Beach          | 3% |
| Broward                | 3% |

## Avg. Time to Close Over Last 12 Months



Pointe @ Pompano Beach  
Pompano Beach  
Broward

98 days  
72 days  
67 days