

# Unit 35 - Nobel Point

35 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10421190  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View: Pool Area View,Tennis Court View,Water View  
 List Price: \$599,899  
 List PPSF: \$513  
 Valuated Price: \$556,000  
 Valuated PPSF: \$475

*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: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

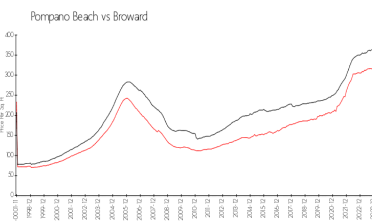
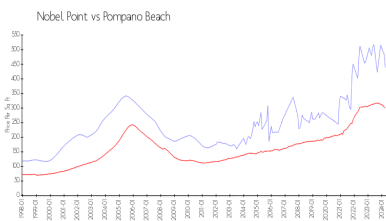
## Building Association Information

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: \$438/sq. ft. Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft. Broward: \$348/sq. ft.

## Inventory for Sale

Nobel Point 4%  
 Pompano Beach 3%  
 Broward 3%



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

Nobel Point	70 days
Pompano Beach	72 days
Broward	67 days