

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:	\$549,899
List PPSF:	\$470
Valuated Price:	\$531,000
Valuated PPSF:	\$454

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

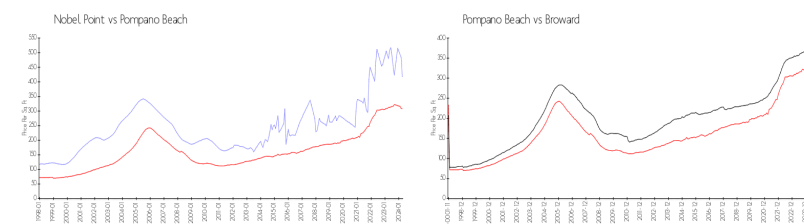
Building Association Information

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

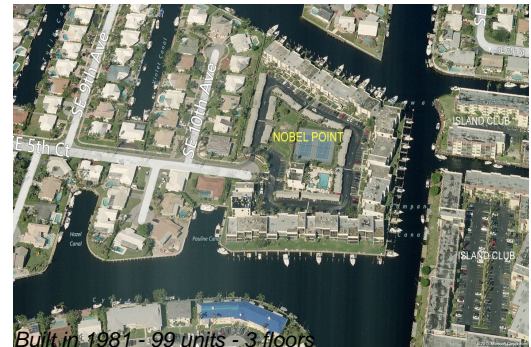
Market Information



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