

Unit 2009 - Claridge

2009 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10423223
 Status: Active
 Size: 1,487 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking, Parking-Under Building
 View: Garden View, Intracoastal View, Lake
 List Price: \$590,000
 List PPSF: \$397
 Valuated Price: \$642,000
 Valuated PPSF: \$432

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: 198
 Number of active listings for rent: 2
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

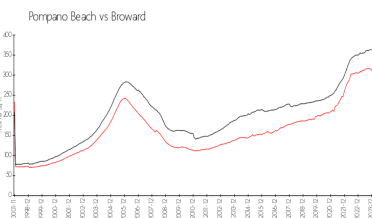
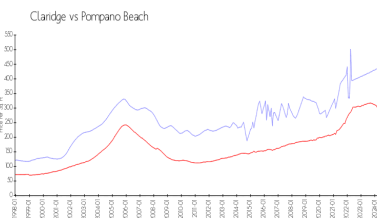
Building Association Information

Claridge
 1340 S Ocean Boulevard
 Pompano Beach, FL 33062-6904
 (954) 943-7882

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	1,644 sq ft	Apr 2024	\$805,000	\$490
705	1,716 sq ft	Mar 2024	\$750,000	\$437
1903	1,644 sq ft	Feb 2024	\$1,100,000	\$669
1407	1,781 sq ft	Feb 2024	\$650,000	\$365
Ph8	1,781 sq ft	Nov 2023	\$960,000	\$539

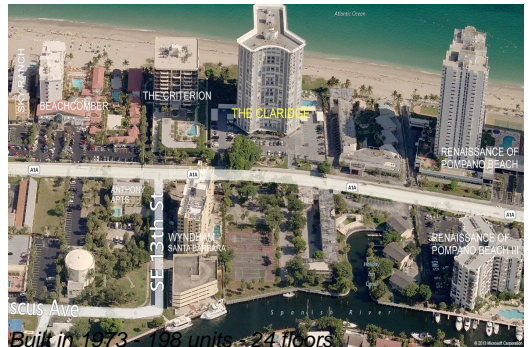
Market Information



Claridge: \$436/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Claridge: 3%
 Pompano Beach: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Claridge	97 days
Pompano Beach	72 days
Broward	67 days