

# Unit 1404 - Solemar

1404 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10423375
Status:	Active
Size:	2,293 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking, Parking-Under Building, Valet Parking
View:	Intracoastal View, Ocean View, Direct Ocean
List Price:	\$3,050,000
List PPSF:	\$1,330
Valuated Price:	\$2,362,000
Valuated PPSF:	\$1,093

*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.*

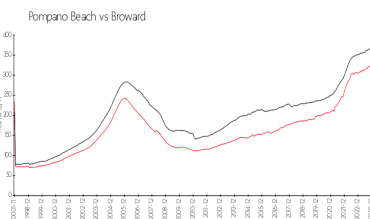
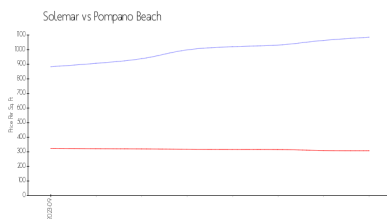
## Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	13%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	2,045 sq ft	May 2024	\$1,900,000	\$929
805	2,033 sq ft	May 2024	\$2,250,000	\$1,107
1606	2,589 sq ft	Apr 2024	\$2,835,000	\$1,095
1102	1,923 sq ft	Apr 2024	\$1,655,900	\$861
504	2,293 sq ft	Mar 2024	\$2,275,000	\$992

## Market Information



Solemar:	\$1085/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Solemar	13%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Solemar	127 days
Pompano Beach	73 days
Broward	68 days

