

# Unit 905 - Nassau House

905 - 301 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10423980  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered Parking, Deeded Parking, Guest Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$480,800  
 List PPSF: \$401  
 Valuated Price: \$435,000  
 Valuated PPSF: \$363

*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: 152  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

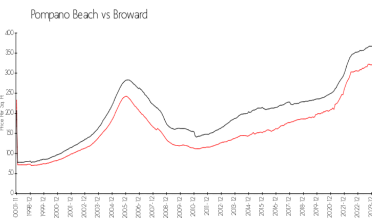
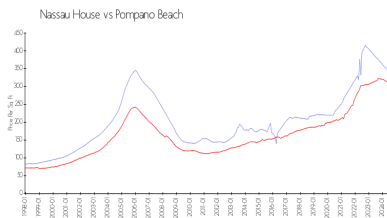
## Building Association Information

Nassau House Association Inc  
 301 N Ocean Blvd, Pompano Beach, FL 33062  
 954-946-9352

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	800 sq ft	Jun 2024	\$300,000	\$375
907	800 sq ft	Jun 2024	\$305,000	\$381
909	1,150 sq ft	Mar 2024	\$339,000	\$295
805	1,150 sq ft	Mar 2024	\$420,000	\$365
908	800 sq ft	Aug 2023	\$315,000	\$394
1110	1,150 sq ft	Aug 2023	\$355,000	\$309

## Market Information

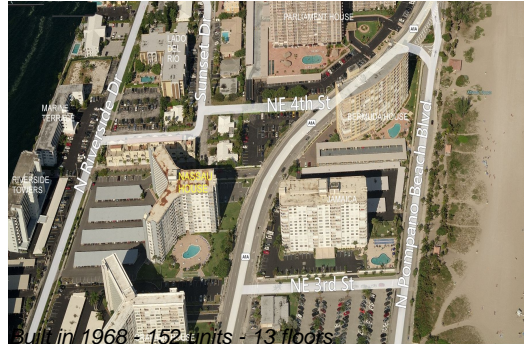


Nassau House: \$345/sq. ft.  
 Pompano Beach: \$313/sq. ft.

Pompano Beach: \$313/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Nassau House 3%  
 Pompano Beach 3%  
 Broward 4%



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

Nassau House	40 days
Pompano Beach	76 days
Broward	70 days