

Unit 304 - Sea Monarch

304 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10426447
 Status: Active
 Size: 2,430 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Fee Simple Garage, Guest Parking
 View: Garden View, Ocean View, Pool Area View
 List Price: \$949,000
 List PPSF: \$391
 Valuated Price: \$707,000
 Valuated PPSF: \$316

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: 238
 Number of active listings for rent: 9
 Number of active listings for sale: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

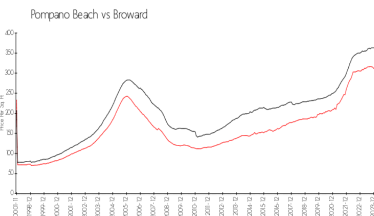
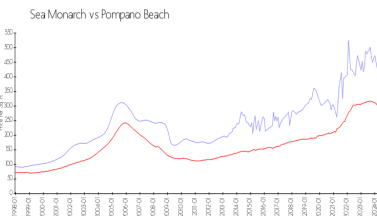
Building Association Information

Sea Monarch Condominium Association Inc
 111 N Pompano Beach Boulevard
 Pompano Beach, FL 33062-5718
 (954) 781-1591

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,450 sq ft	Apr 2024	\$576,000	\$397
814	1,900 sq ft	Mar 2024	\$945,000	\$497
1008	1,700 sq ft	Mar 2024	\$800,000	\$471
1203	2,440 sq ft	Jan 2024	\$920,000	\$377
1603	2,430 sq ft	Jan 2024	\$1,100,000	\$453

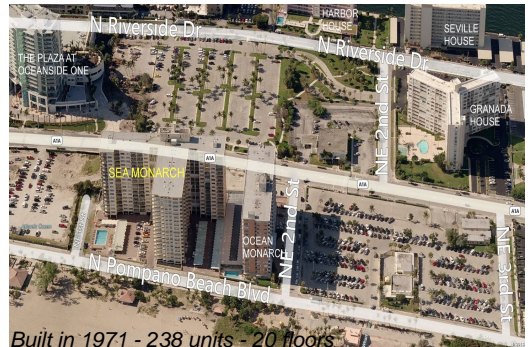
Market Information



Sea Monarch: \$411/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Sea Monarch 5%
 Pompano Beach 3%
 Broward 3%



Avg. Time to Close Over Last 12 Months

Sea Monarch	63 days
Pompano Beach	72 days
Broward	67 days