

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

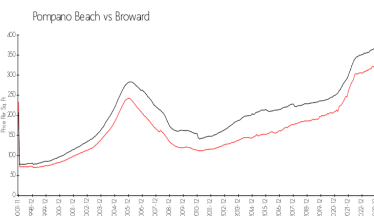
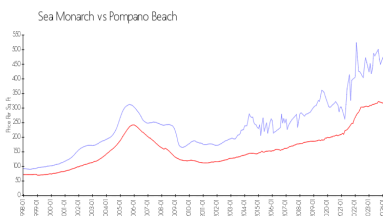
Building Association Information

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

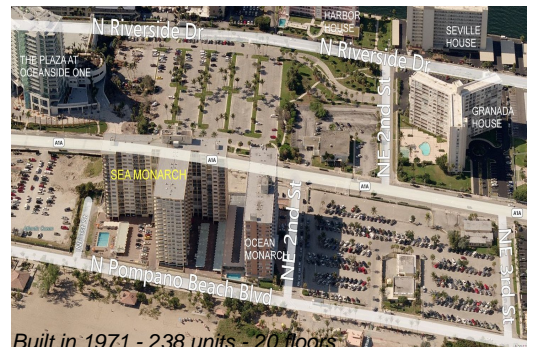
Market Information



Sea Monarch:	\$411/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Sea Monarch	5%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Sea Monarch	65 days
Pompano Beach	72 days
Broward	67 days