

# Unit 1107 - Admiralty Towers

1107 - 750 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | F10427616                               |
| Status:         | Active                                  |
| Size:           | 1,140 Sq ft.                            |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 2                                       |
| Half Bathrooms: | 0                                       |
| Parking Spaces: | Assigned Parking,Parking-Under Building |
| View:           | Direct Ocean                            |
| List Price:     | \$799,000                               |
| List PPSF:      | \$701                                   |
| Valuated Price: | \$636,000                               |
| Valuated PPSF:  | \$558                                   |

*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:                         | 174 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 7   |

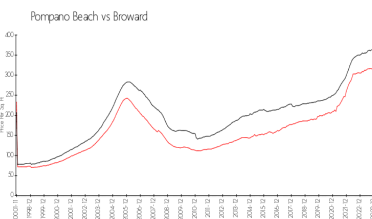
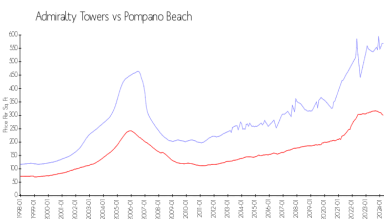
## Building Association Information

Admiralty Towers Condominium  
 Association Inc  
 750 N Ocean Boulevard  
 Pompano Beach, FL 33062-4644  
 (954) 781-5191

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1003   | 1,140 sq ft | Apr 2024     | \$665,000  | \$583 |
| 805    | 1,140 sq ft | Apr 2024     | \$575,000  | \$504 |
| 1705   | 1,140 sq ft | Apr 2024     | \$674,999  | \$592 |
| #208   | 1,140 sq ft | Apr 2024     | \$590,000  | \$518 |
| 1209   | 1,140 sq ft | Mar 2024     | \$600,000  | \$526 |
| 803    | 1,140 sq ft | Mar 2024     | \$660,000  | \$579 |

## Market Information



|                   |               |                |               |
|-------------------|---------------|----------------|---------------|
| Admiralty Towers: | \$569/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach:    | \$300/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Admiralty Towers | 2% |
| Pompano Beach    | 3% |
| Broward          | 3% |



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

|                  |         |
|------------------|---------|
| Admiralty Towers | 95 days |
| Pompano Beach    | 72 days |
| Broward          | 67 days |