

Unit 2704 - Pompano Beach Club North

2704 - 101 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10428564
Status:	Active
Size:	933 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Intracoastal View,Direct Ocean
List Price:	\$480,000
List PPSF:	\$514
Valuated Price:	\$465,000
Valuated PPSF:	\$498

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:	289
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

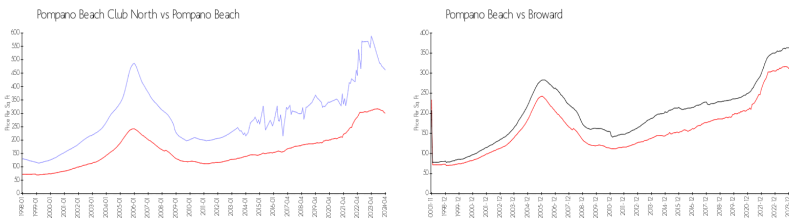
Building Association Information

Pompano Beach Club North Association
 101 Briny Ave
 Pompano Beach, FL 33062
 (954) 781-6323

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2910	738 sq ft	Apr 2024	\$375,000	\$508
2206	672 sq ft	Jan 2024	\$245,000	\$365
2606	672 sq ft	Dec 2023	\$348,000	\$518
1003	933 sq ft	Nov 2023	\$415,000	\$445
1011	1,150 sq ft	Jul 2023	\$490,000	\$426

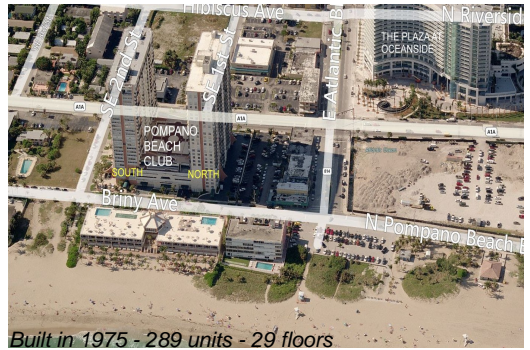
Market Information



Pompano Beach Club North:	\$462/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Pompano Beach Club North	3%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Pompano Beach Club North	76 days
Pompano Beach	72 days
Broward	67 days