

Unit PH-03 - Nassau House

PH-03 - 301 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10428930
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$490,000
List PPSF:	\$426
Valuated Price:	\$377,000
Valuated PPSF:	\$328

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

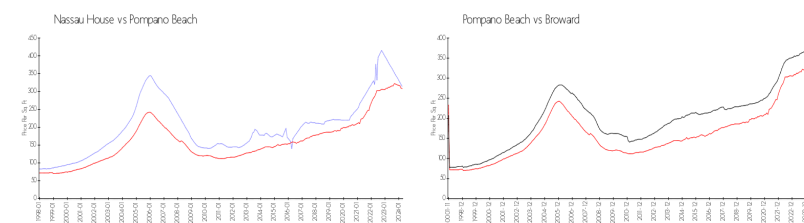
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
PH7	800 sq ft	Jul 2023	\$295,000	\$369

Market Information

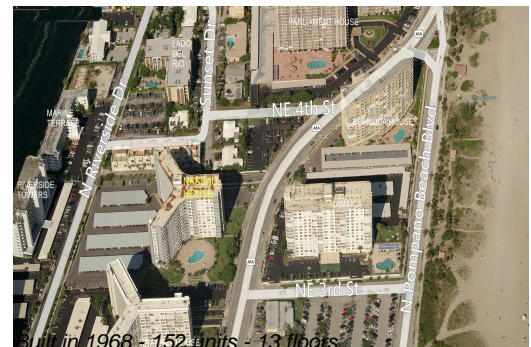


Nassau House:	\$314/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Nassau House	2%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Nassau House
Pompano Beach
Broward

52 days
72 days
67 days