

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: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

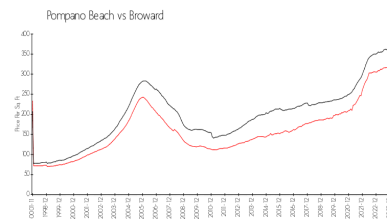
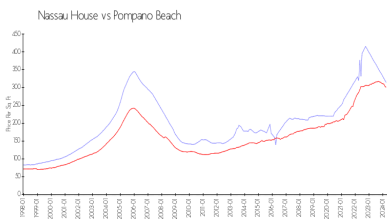
Building Association Information

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

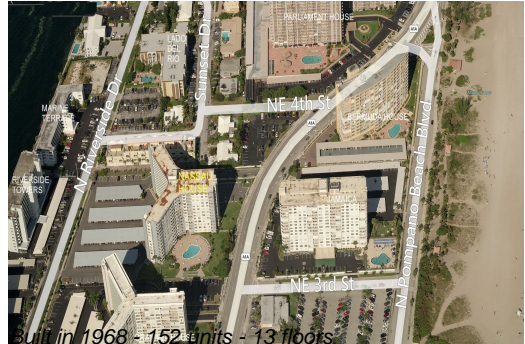


Nassau House: \$314/sq. ft. Pompano Beach: \$300/sq. ft.
 Pompano Beach: \$300/sq. ft. Broward: \$348/sq. ft.

Inventory for Sale

Nassau House 2%
 Pompano Beach 3%
 Broward 3%

Avg. Time to Close Over Last 12 Months



Nassau House
Pompano Beach
Broward

50 days
72 days
67 days