

Unit 2003 - Claridge

2003 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

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|-----------------|--|
| MLS Number: | F10432909 |
| Status: | Active |
| Size: | 1,644 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Ocean View |
| List Price: | \$1,250,000 |
| List PPSF: | \$760 |
| Valuated Price: | \$710,000 |
| Valuated PPSF: | \$432 |

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

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|--|-----|
| Number of units: | 198 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

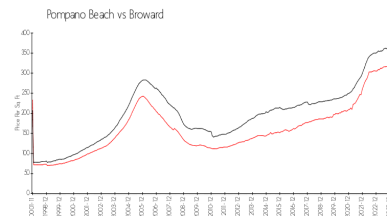
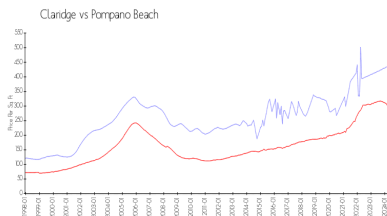
Building Association Information

Claridge
 1340 S Ocean Boulevard
 Pompano Beach, FL 33062-6904
 (954) 943-7882

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2304 | 1,644 sq ft | Apr 2024 | \$805,000 | \$490 |
| 705 | 1,716 sq ft | Mar 2024 | \$750,000 | \$437 |
| 1903 | 1,644 sq ft | Feb 2024 | \$1,100,000 | \$669 |
| 1407 | 1,781 sq ft | Feb 2024 | \$650,000 | \$365 |
| Ph8 | 1,781 sq ft | Nov 2023 | \$960,000 | \$539 |

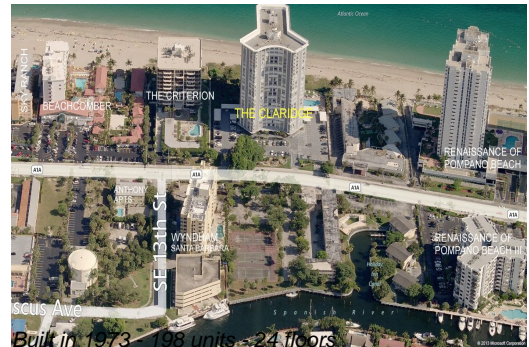
Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Claridge: | \$436/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach: | \$300/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Claridge | 3% |
| Pompano Beach | 3% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Claridge | 97 days |
| Pompano Beach | 72 days |
| Broward | 67 days |