

Unit 305 - Aristocrat

305 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10432988
Status:	Active
Size:	1,129 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Other View
List Price:	\$310,000
List PPSF:	\$275
Valuated Price:	\$330,000
Valuated PPSF:	\$292

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:	134
Number of active listings for rent:	5
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

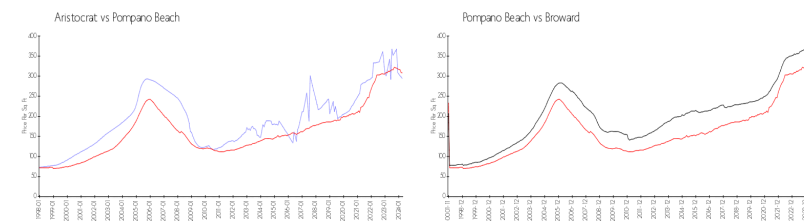
Building Association Information

Aristocrat Condominium
1200 Hibiscus Ave, Pompano Beach, FL 33062
(954) 943-6640

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,400 sq ft	Dec 2023	\$339,000	\$242
408	1,387 sq ft	Dec 2023	\$418,000	\$301
602	1,400 sq ft	Dec 2023	\$402,000	\$287
1604	1,248 sq ft	Nov 2023	\$520,000	\$417
1701	1,234 sq ft	Oct 2023	\$445,000	\$361

Market Information



Aristocrat:	\$294/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Aristocrat	2%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

81 days
72 days
67 days