

# Unit 1205 - Claridge

1205 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10435126
Status:	Active
Size:	1,716 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Direct Ocean
List Price:	\$869,000
List PPSF:	\$506
Valuated Price:	\$685,000
Valuated PPSF:	\$399

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:	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

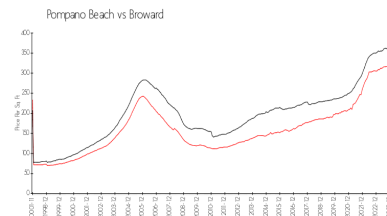
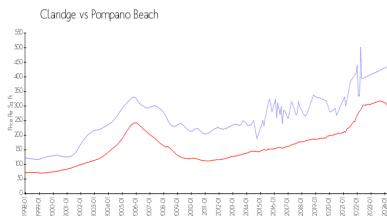
## Building Association Information

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

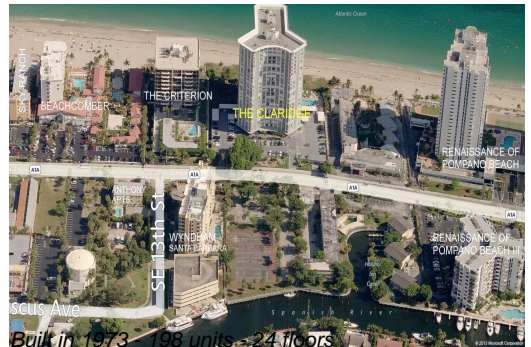
## Market Information



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