

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:	\$838,000
List PPSF:	\$488
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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

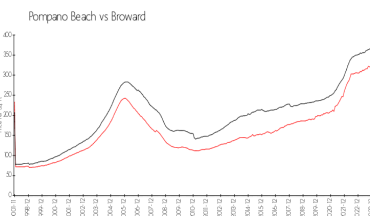
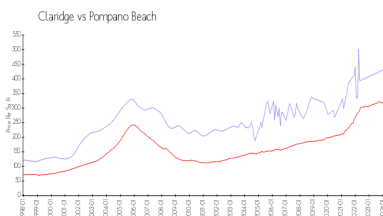
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,844 sq ft	May 2024	\$898,000	\$487
708	1,781 sq ft	May 2024	\$965,000	\$542
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

Market Information

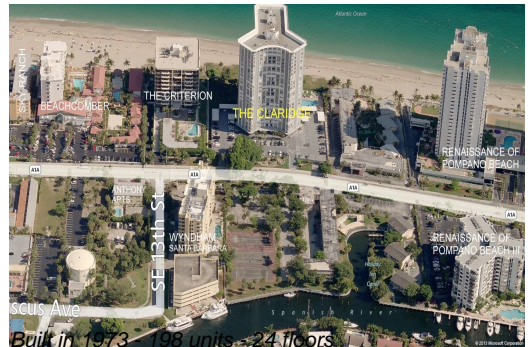


Claridge: \$436/sq. ft.
Pompano Beach: \$308/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Claridge	3%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Claridge	88 days
Pompano Beach	72 days
Broward	67 days