

# Unit 204 - Criterion

204 - 1300 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10435682
Status:	Active
Size:	2,562 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Deeded Parking,Guest Parking,Parking-Under Building
View:	Ocean View,Pool Area View,Water View
List Price:	\$1,149,000
List PPSF:	\$448
Valuated Price:	\$955,000
Valuated PPSF:	\$414

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:	46
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

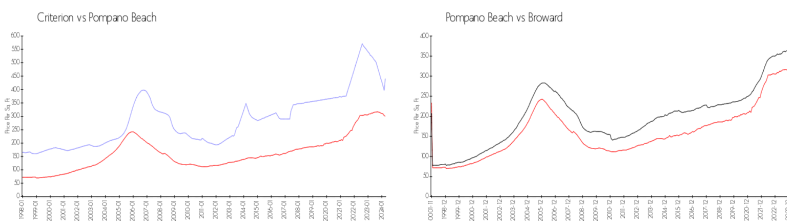
## Building Association Information

The Criterion Condominium  
 1300 S Ocean Boulevard  
 Pompano Beach, FL 33062-6900  
 (954) 782-5201

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	2,350 sq ft	Mar 2024	\$1,000,000	\$426
206	2,562 sq ft	Jan 2024	\$860,000	\$336
906	2,562 sq ft	Aug 2023	\$1,000,000	\$390

## Market Information



Criterion:	\$441/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Criterion	7%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Criterion  
Pompano Beach  
Broward

35 days  
72 days  
67 days