

Unit 80 - Nobel Point

80 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10436725
 Status: Active
 Size: 1,170 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Canal,Garden View,Tennis Court View
 List Price: \$650,000
 List PPSF: \$556
 Valuated Price: \$495,000
 Valuated PPSF: \$423

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: 99
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

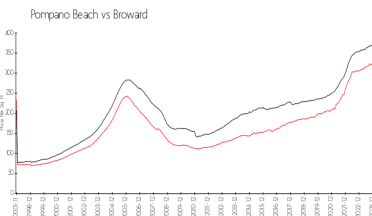
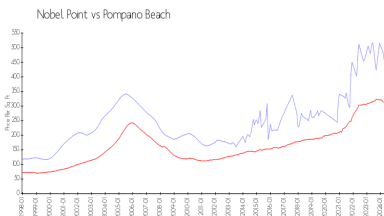
Building Association Information

Nobel Point Condominium Association Inc
 1100 SE 5th Ct
 Pompano Beach, FL 33069
 Phone: (954) 946-5210

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,536 sq ft	May 2024	\$699,000	\$455
34	1,170 sq ft	Mar 2024	\$640,000	\$547
3	1,168 sq ft	Mar 2024	\$630,000	\$539
86	1,187 sq ft	Dec 2023	\$630,000	\$531
72	1,551 sq ft	Dec 2023	\$780,000	\$503

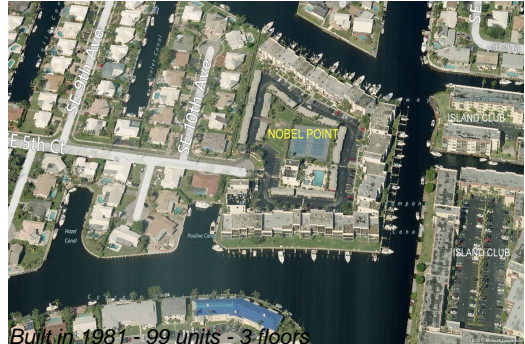
Market Information



Nobel Point: \$432/sq. ft. Pompano Beach: \$313/sq. ft.
 Pompano Beach: \$313/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Nobel Point 5%
 Pompano Beach 3%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Nobel Point	87 days
Pompano Beach	75 days
Broward	69 days