

# Unit 97 - Nobel Point

97 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10438897
Status:	Active
Size:	1,498 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Canal, Water View
List Price:	\$629,777
List PPSF:	\$420
Valuated Price:	\$574,000
Valuated PPSF:	\$383

*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:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

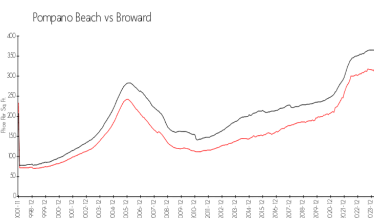
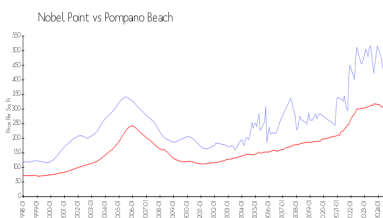
## Building Association Information

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



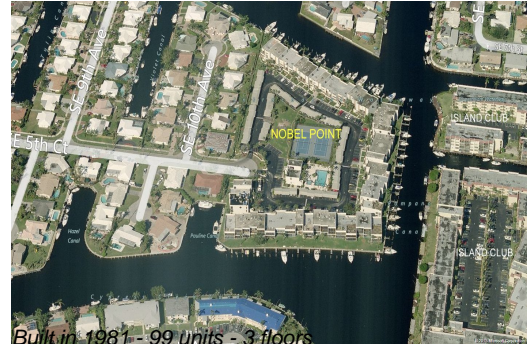
Nobel Point:	\$388/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Nobel Point	9%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Nobel Point	92 days
Pompano Beach	77 days



Broward

72 days