

Unit 403 - Pompano Beach Club North

403 - 101 Briny Ave, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10440802
Status:	Active
Size:	933 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$499,950
List PPSF:	\$536
Valuated Price:	\$394,000
Valuated PPSF:	\$422

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:	289
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

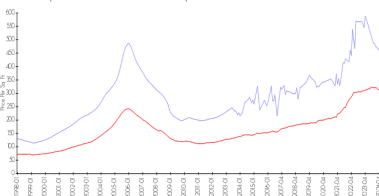
Pompano Beach Club North Association
101 Briny Ave
Pompano Beach, FL 33062
(954) 781-6323

Recent Sales

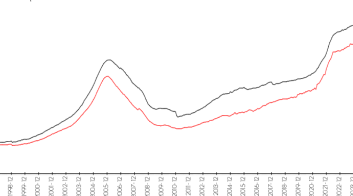
Unit #	Size	Closing Date	Sale Price	PPSF
303	933 sq ft	May 2024	\$390,000	\$418
2910	738 sq ft	Apr 2024	\$375,000	\$508
2206	672 sq ft	Jan 2024	\$245,000	\$365
2606	672 sq ft	Dec 2023	\$348,000	\$518
1003	933 sq ft	Nov 2023	\$415,000	\$445

Market Information

Pompano Beach Club North vs Pompano Beach



Pompano Beach vs Broward



Pompano Beach \$492/sq. ft.
Club North:
Pompano Beach: \$313/sq. ft.

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

Inventory for Sale

Pompano Beach Club North	3%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Pompano Beach Club North	76 days
Pompano Beach	74 days
Broward	69 days