

## Unit 22 - Nobel Point

22 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

### Unit Information

MLS Number:	F10441632
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Bay,Lagoon,Water View
List Price:	\$659,000
List PPSF:	\$563
Valuated Price:	\$545,000
Valuated PPSF:	\$466

*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

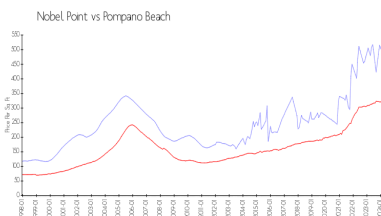
### Building Association Information

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

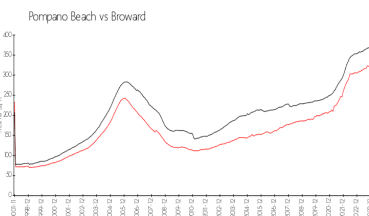
### Recent Sales

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



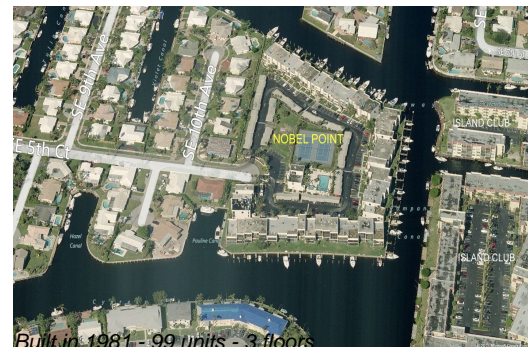
Nobel Point: \$432/sq. ft.  
Pompano Beach: \$313/sq. ft.



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	74 days
Broward	69 days