

Unit 1109 - Claridge

1109 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10448798
Status: Withdrawn
Size: 1,487 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned Parking, Guest Parking, Parking-Under Building
View: Intracoastal View
List Price: \$499,999
List PPSF: \$336
Valuated Price: \$526,000
Valuated PPSF: \$354

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: 198
Number of active listings for rent: 2
Number of active listings for sale: 5
Building inventory for sale: 2%
Number of sales over the last 12 months: 7
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 0

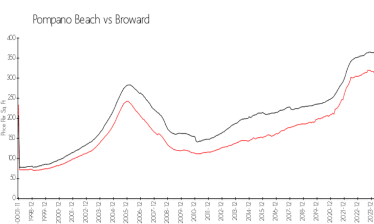
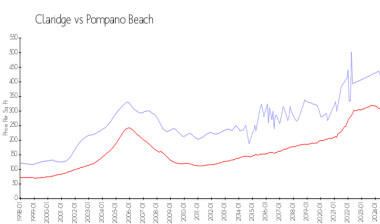
Building Association Information

Claridge
1340 S Ocean Boulevard
Pompano Beach, FL 33062-6904
(954) 943-7882

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,844 sq ft	May 2024	\$898,000	\$487
708	1,781 sq ft	May 2024	\$965,000	\$542
2304	1,644 sq ft	Apr 2024	\$805,000	\$490
705	1,716 sq ft	Mar 2024	\$750,000	\$437
1903	1,644 sq ft	Feb 2024	\$1,100,000	\$669
1407	1,781 sq ft	Feb 2024	\$650,000	\$365

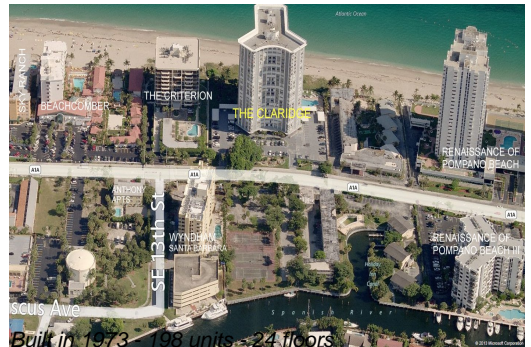
Market Information



Claridge: \$390/sq. ft.
Pompano Beach: \$307/sq. ft.
Pompano Beach: \$307/sq. ft.
Broward: \$345/sq. ft.

Inventory for Sale

Claridge: 3%
Pompano Beach: 4%
Broward: 4%



Avg. Time to Close Over Last 12 Months

Claridge	99 days
Pompano Beach	79 days
Broward	72 days