

Unit 1109 - Claridge

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

Unit Information

MLS Number:	F10448798
Status:	Cancelled
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:	\$515,000
Valuated PPSF:	\$346

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:	6
Building inventory for sale:	3%
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

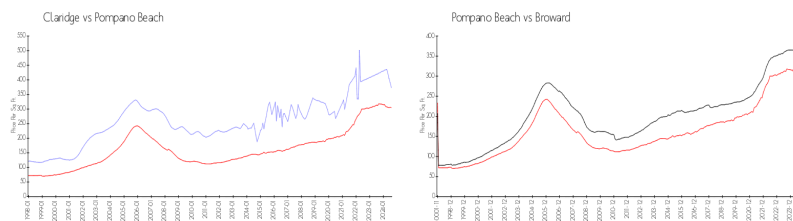
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,644 sq ft	Jul 2024	\$50,000	\$30
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

Market Information



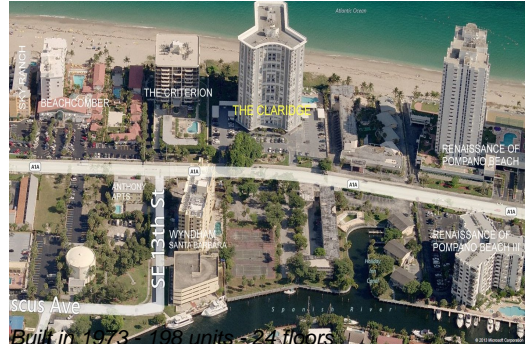
Claridge:	\$382/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Claridge	3%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Claridge	100 days
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Pompano Beach
Broward

77 days
72 days