

Unit 203 - Aristocrat

203 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10449597
 Status: Active
 Size: 897 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View: Other View
 List Price: \$330,000
 List PPSF: \$368
 Valuated Price: \$233,000
 Valuated PPSF: \$260

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: 134
 Number of active listings for rent: 5
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

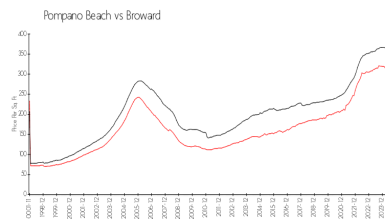
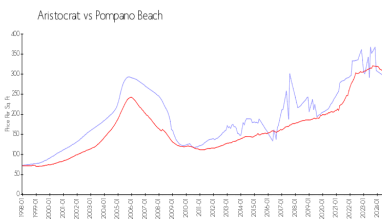
Building Association Information

Aristocrat Condominium
 1200 Hibiscus Ave, Pompano Beach, FL 33062
 (954) 943-6640

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 307 | 1,400 sq ft | Dec 2023 | \$339,000 | \$242 |
| 408 | 1,387 sq ft | Dec 2023 | \$418,000 | \$301 |
| 602 | 1,400 sq ft | Dec 2023 | \$402,000 | \$287 |
| 1604 | 1,248 sq ft | Nov 2023 | \$520,000 | \$417 |
| 1701 | 1,234 sq ft | Oct 2023 | \$445,000 | \$361 |

Market Information

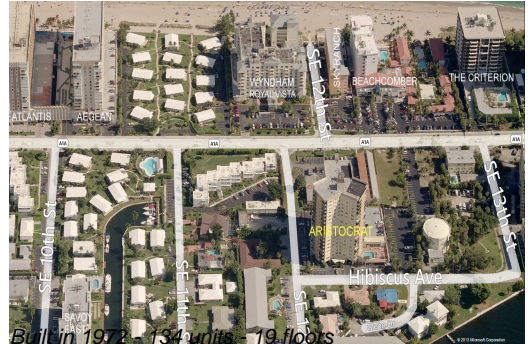


Aristocrat: \$292/sq. ft. Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft. Broward: \$346/sq. ft.

Inventory for Sale

Aristocrat 3%
 Pompano Beach 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

99 days
77 days
72 days