

## Unit 6C - Cristelle

6C - 1700 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

### Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | F10453100                                       |
| Status:         | Active  |
| Size:           | 3,200 Sq ft.                                    |
| Bedrooms:       | 3   |
| Full Bathrooms: | 3   |
| Half Bathrooms: | 0   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Guest Parking |
| View:           | Direct Ocean                                    |
| List Price:     | \$1,599,000                                     |
| List PPSF:      | \$500   |
| Valuated Price: | \$1,598,000                                     |
| Valuated PPSF:  | \$499   |

*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:                         | 79 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 4  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

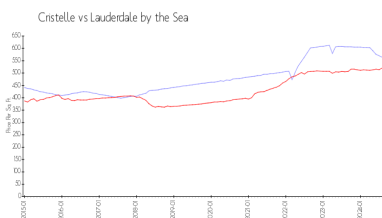
### Building Association Information

Cristelle Condominium  
Address: 1700 S Ocean Blvd,  
Pompano Beach, FL 33062  
Phone: +1 954-785-6141

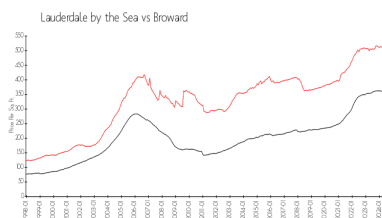
### Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 9D     | 3,200 sq ft | Jun 2024     | \$1,700,000 | \$531 |
| 6b     | 3,200 sq ft | Apr 2024     | \$1,812,500 | \$566 |
| 17C    | 3,200 sq ft | Jan 2024     | \$2,200,000 | \$688 |
| 22C    | 3,200 sq ft | Dec 2023     | \$1,940,000 | \$606 |

### Market Information



Cristelle: \$558/sq. ft.  
Lauderdale by the Sea: \$520/sq. ft.



Lauderdale by the Sea: \$520/sq. ft.  
Broward: \$339/sq. ft.

### Inventory for Sale

|                       |    |
|-----------------------|----|
| Cristelle             | 4% |
| Lauderdale by the Sea | 3% |
| Broward               | 4% |

### Avg. Time to Close Over Last 12 Months



Cristelle  
Lauderdale by the Sea  
Broward

66 days  
91 days  
74 days