

# Unit PH 5 - Aristocrat

PH 5 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10454648  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Ocean View, Direct Ocean  
 List Price: \$499,000  
 List PPSF: \$442  
 Valuated Price: \$429,000  
 Valuated PPSF: \$380

*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: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

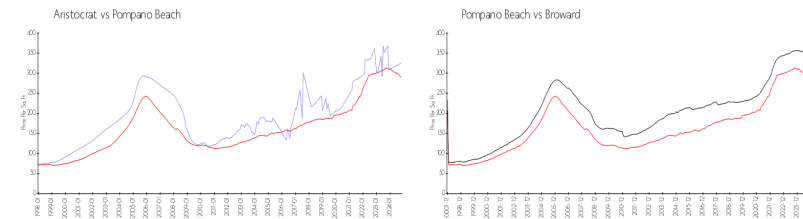
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,129 sq ft	Nov 2024	\$253,058	\$224
1608	1,387 sq ft	Nov 2024	\$480,000	\$346

## Market Information



Aristocrat: \$325/sq. ft.  
 Pompano Beach: \$291/sq. ft.  
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 Broward: \$334/sq. ft.

## Inventory for Sale

Aristocrat: 3%  
 Pompano Beach: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Aristocrat: 87 days  
 Pompano Beach: 80 days  
 Broward: 76 days

