

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

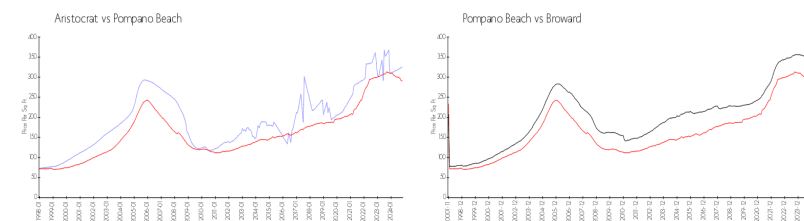
Building Association Information

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.
Pompano Beach:	\$291/sq. ft.	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

