

# Unit 904 - Solemar

904 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10456066
Status:	Active
Size:	2,290 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Direct Ocean
List Price:	\$2,995,000
List PPSF:	\$1,308
Valuated Price:	\$2,472,000
Valuated PPSF:	\$1,143

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.

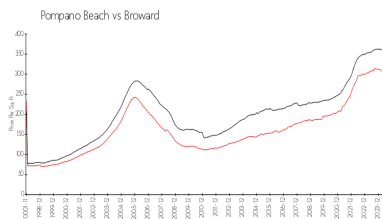
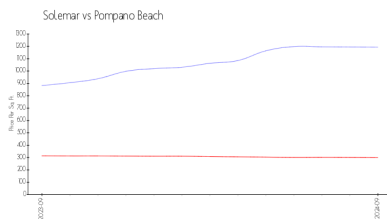
## Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	15%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,923 sq ft	Nov 2024	\$2,250,000	\$1,170
901	2,428 sq ft	Oct 2024	\$2,885,000	\$1,188
1604	2,290 sq ft	Sep 2024	\$2,650,000	\$1,157
1402	2,037 sq ft	Jun 2024	\$2,300,000	\$1,129
501	2,428 sq ft	Jun 2024	\$2,700,000	\$1,112

## Market Information



Solemar:	\$1194/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Solemar	15%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Solemar	107 days
Pompano Beach	79 days
Broward	75 days

