

# Unit 1201 - Sea Monarch

1201 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10457077
Status:	Active
Size:	1,900 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Ocean View, Direct Ocean
List Price:	\$1,199,000
List PPSF:	\$631
Valuated Price:	\$776,000
Valuated PPSF:	\$408

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:	238
Number of active listings for rent:	9
Number of active listings for sale:	17
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

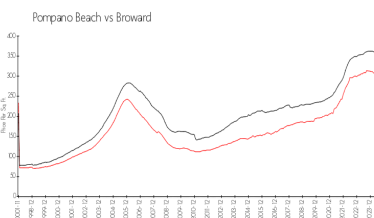
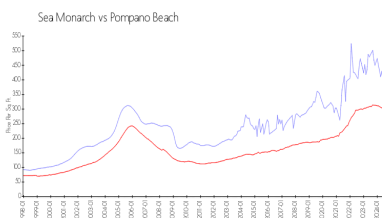
## Building Association Information

Sea Monarch Condominium Association Inc  
111 N Pompano Beach Boulevard  
Pompano Beach, FL 33062-5718  
(954) 781-1591

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH13	1,450 sq ft	Nov 2024	\$580,000	\$400
610	1,600 sq ft	Nov 2024	\$660,000	\$413
812	1,450 sq ft	Sep 2024	\$543,900	\$375
1612	1,455 sq ft	Jun 2024	\$530,000	\$364
601	1,900 sq ft	Jun 2024	\$850,000	\$447

## Market Information



Sea Monarch:	\$381/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Sea Monarch	7%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sea Monarch	83 days
Pompano Beach	79 days



Broward

75 days