

# Unit 251 SE 6th Ave # 5 - Park Place @ Pompano

251 SE 6th Ave # 5 - 101 SE 6 Ave, Pompano Beach, FL, Broward 33060

## Unit Information

MLS Number:	F10458541
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Pool Area View
List Price:	\$189,500
List PPSF:	\$271
Valuated Price:	\$157,000
Valuated PPSF:	\$224

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:	64
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	12%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	0

## Building Association Information

Park Place Owners Association Inc  
 Address: 1350 St Charles Pl,  
 Pembroke Pines, FL 33026  
 Phone: +1 954-431-4007

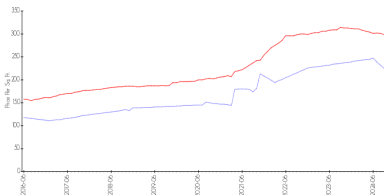
<http://www.parkplaceowners.com/wp/>

## Recent Sales

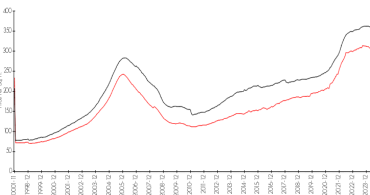
Unit #	Size	Closing Date	Sale Price	PPSF
11	700 sq ft	Jun 2024	\$165,000	\$236
6	700 sq ft	Jun 2024	\$180,000	\$257
4	700 sq ft	Jun 2024	\$180,000	\$257

## Market Information

Park Place @ Pompano vs Pompano Beach



Pompano Beach vs Broward



Park Place @ Pompano:	\$225/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Park Place @ Pompano	13%
Pompano Beach	4%
Broward	4%



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

Park Place @ Pompano	68 days
Pompano Beach	79 days
Broward	74 days