

Unit 1010 - Sea Monarch

1010 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10461465
Status:	Active
Size:	1,660 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Ocean View, Direct Ocean, Pool Area View
List Price:	\$978,788
List PPSF:	\$590
Valuated Price:	\$669,000
Valuated PPSF:	\$418

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:	15
Building inventory for sale:	6%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

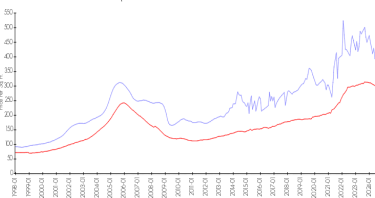
Sea Monarch Condominium Association Inc
 111 N Pompano Beach Boulevard
 Pompano Beach, FL 33062-5718
 (954) 781-1591

Recent Sales

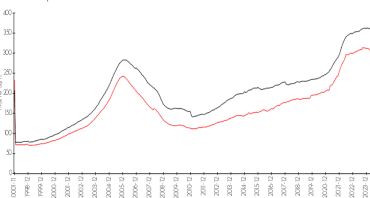
Unit #	Size	Closing Date	Sale Price	PPSF
610	1,600 sq ft	Nov 2024	\$660,000	\$413
812	1,450 sq ft	Sep 2024	\$543,900	\$375
1612	1,455 sq ft	Jun 2024	\$530,000	\$364
601	1,900 sq ft	Jun 2024	\$850,000	\$447
913	1,455 sq ft	May 2024	\$700,000	\$481

Market Information

Sea Monarch vs Pompano Beach



Pompano Beach vs Broward



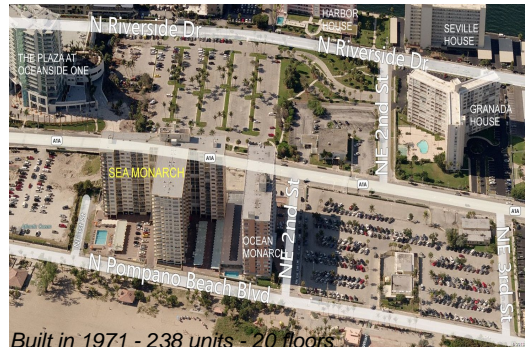
Sea Monarch:	\$381/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Sea Monarch	6%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sea Monarch	88 days
Pompano Beach	79 days



Built in 1971 - 238 units - 20 floors

Broward

74 days