

# Unit 106E - Oceanside North

106E - 3201 NE 8 St, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10461627  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Pool Area View  
 List Price: \$295,000  
 List PPSF: \$268  
 Valuated Price: \$318,000  
 Valuated PPSF: \$289

*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: 72  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

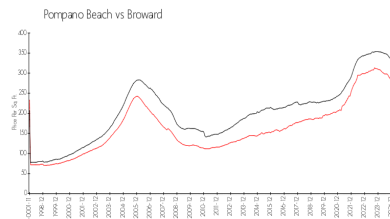
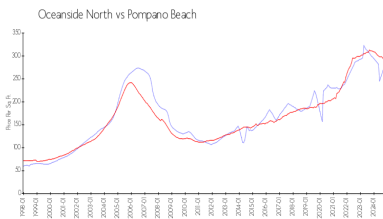
## Building Association Information

Oceanside North Association Inc  
 3211 NE 8th St, Pompano Beach, FL 33062 954-784-4065

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104E	1,100 sq ft	Jun 2024	\$265,000	\$241
405E	1,100 sq ft	May 2024	\$315,000	\$286
103	1,100 sq ft	Feb 2024	\$250,000	\$227

## Market Information



Oceanside North: \$294/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Oceanside North: 3%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Oceanside North: 104 days  
 Pompano Beach: 80 days  
 Broward: 78 days

