

Unit 45 - Nobel Point

45 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10462085
Status:	Active
Size:	885 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Canal,Pool Area View,Tennis Court View
List Price:	\$449,900
List PPSF:	\$508
Valuated Price:	\$534,000
Valuated PPSF:	\$346

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:	12
Building inventory for sale:	12%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

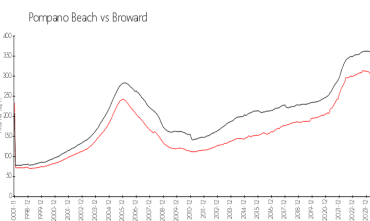
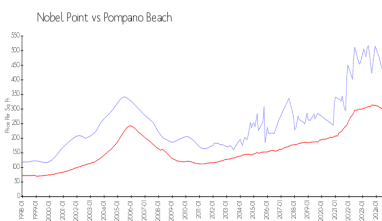
Building Association Information

Nobel Point Condominium Association Inc
1100 SE 5th Ct
Pompano Beach, FL 33069
Phone: (954) 946-5210

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,536 sq ft	May 2024	\$699,000	\$455
34	1,170 sq ft	Mar 2024	\$640,000	\$547
3	1,168 sq ft	Mar 2024	\$630,000	\$539
86	1,187 sq ft	Dec 2023	\$630,000	\$531
72	1,551 sq ft	Dec 2023	\$780,000	\$503

Market Information



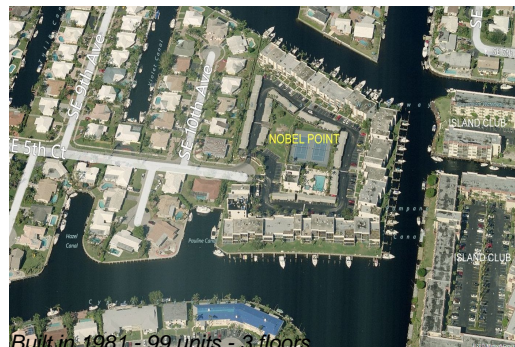
Nobel Point:	\$394/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Nobel Point	12%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Nobel Point	92 days
Pompano Beach	79 days



Broward

74 days