

# Unit 1205 - Claridge

1205 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10470322  
 Status: Active  
 Size: 1,716 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Direct Ocean  
 List Price: \$789,000  
 List PPSF: \$460  
 Valuated Price: \$629,000  
 Valuated PPSF: \$367

*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: 198  
 Number of active listings for rent: 2  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

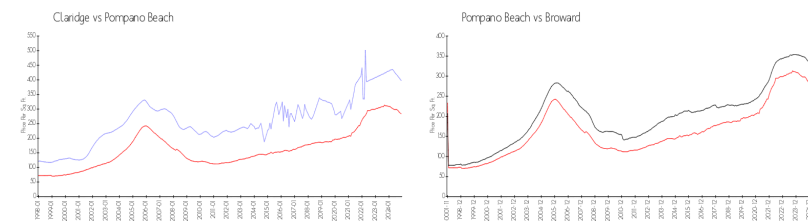
## Building Association Information

Claridge  
 1340 S Ocean Boulevard  
 Pompano Beach, FL 33062-6904  
 (954) 943-7882

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2009	1,487 sq ft	Jan 2025	\$470,000	\$316
1006	1,716 sq ft	Jan 2025	\$820,000	\$478
1109	1,487 sq ft	Dec 2024	\$475,000	\$319
205	1,644 sq ft	Jul 2024	\$50,000	\$30
1502	1,844 sq ft	May 2024	\$898,000	\$487
708	1,781 sq ft	May 2024	\$965,000	\$542

## Market Information



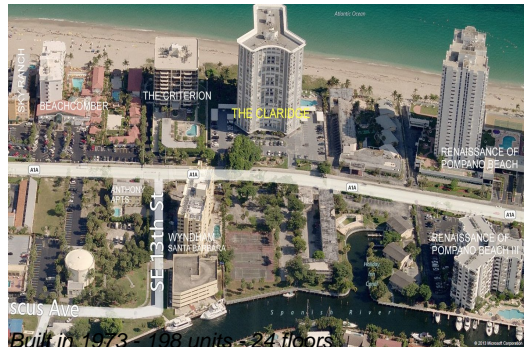
Claridge: \$400/sq. ft.  
 Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Claridge: 4%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Claridge: 89 days



Pompano Beach  
Broward

80 days  
78 days