

Unit 1507 - Claridge

1507 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10470329
 Status: Pending
 Size: 1,781 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered Parking
 View: Intracoastal View, Ocean View, Direct Ocean
 List Price: \$823,999
 List PPSF: \$463
 Valuated Price: \$706,000
 Valuated PPSF: \$396

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

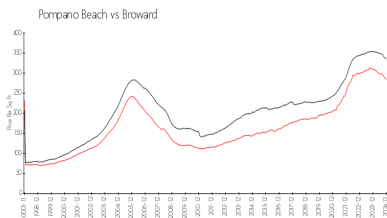
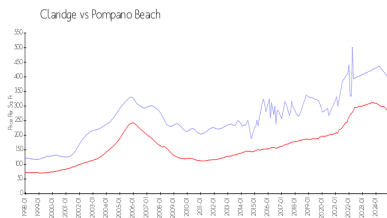
Building Association Information

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
Pompano Beach
Broward

89 days
80 days
78 days