

Unit 304 - Pompano Beach Club South

304 - 111 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10470755
Status:	Active
Size:	721 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Garden View,Ocean View,Water View
List Price:	\$339,000
List PPSF:	\$470
Valuated Price:	\$336,000
Valuated PPSF:	\$466

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:	307
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Pompano Beach Club Association, Inc
Pompano Beach Club South
111 Briny Avenue # OFC
Pompano Beach, FL 33062
(954) 941-3098

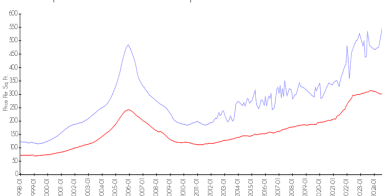
<http://www.pompanobeachclub.net>

Recent Sales

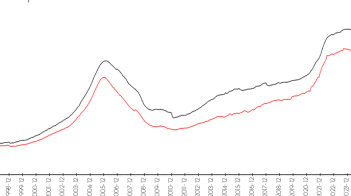
Unit #	Size	Closing Date	Sale Price	PPSF
Ph3	1,235 sq ft	Nov 2024	\$770,000	\$623
2212	721 sq ft	Oct 2024	\$305,000	\$423
408	721 sq ft	Jun 2024	\$200,000	\$277
2206	721 sq ft	May 2024	\$340,000	\$472
803	970 sq ft	Apr 2024	\$400,000	\$412

Market Information

Pompano Beach Club South vs Pompano Beach



Pompano Beach vs Broward

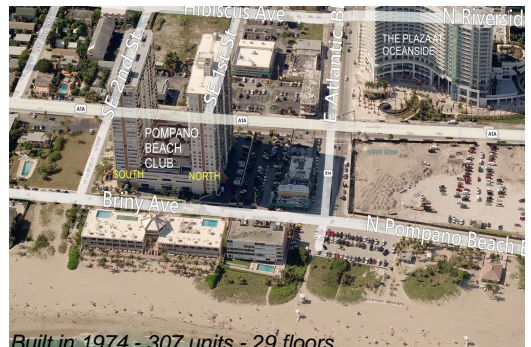


Pompano Beach \$570/sq. ft.
Club South:
Pompano Beach: \$299/sq. ft.

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

Inventory for Sale

Pompano Beach Club South	2%
Pompano Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Pompano Beach Club South	113 days
Pompano Beach	79 days
Broward	75 days