

# Unit 1502 - Sea Monarch

1502 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | F10470773                             |
| Status:         | Active                                |
| Size:           | 1,450 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 0                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           | Ocean View,Direct Ocean,Water View    |
| List Price:     | \$619,000                             |
| List PPSF:      | \$427                                 |
| Valuated Price: | \$610,000                             |
| Valuated PPSF:  | \$421                                 |

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:                         | 238 |
| Number of active listings for rent:      | 9   |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

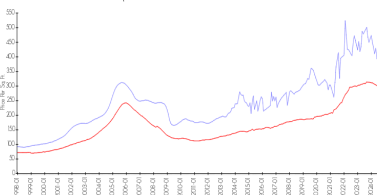
Sea Monarch Condominium Association Inc  
111 N Pompano Beach Boulevard  
Pompano Beach, FL 33062-5718  
(954) 781-1591

## Recent Sales

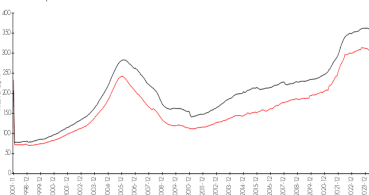
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| PH13   | 1,450 sq ft | Nov 2024     | \$580,000  | \$400 |
| 610    | 1,600 sq ft | Nov 2024     | \$660,000  | \$413 |
| 812    | 1,450 sq ft | Sep 2024     | \$543,900  | \$375 |
| 1612   | 1,455 sq ft | Jun 2024     | \$530,000  | \$364 |
| 601    | 1,900 sq ft | Jun 2024     | \$850,000  | \$447 |

## Market Information

Sea Monarch vs Pompano Beach



Pompano Beach vs Broward



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Sea Monarch:   | \$381/sq. ft. | Pompano Beach: | \$299/sq. ft. |
| Pompano Beach: | \$299/sq. ft. | Broward:       | \$339/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Sea Monarch   | 7% |
| Pompano Beach | 4% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Sea Monarch   | 83 days |
| Pompano Beach | 79 days |



Broward

75 days