

Unit 2511 - Pompano Beach Club South

2511 - 111 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10470893
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building
 View: Intracoastal View,Ocean View
 List Price: \$449,000
 List PPSF: \$449
 Valuated Price: \$501,000
 Valuated PPSF: \$501

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: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

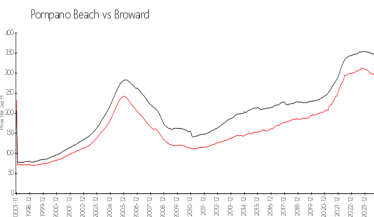
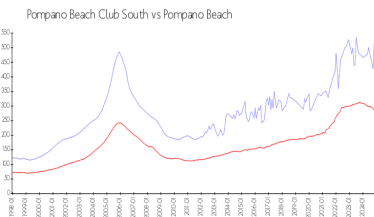
Pompano Beach Club Association, Inc
 Pompano Beach Club South
 111 Briny Avenue # OFC
 Pompano Beach, FL 33062
 (954) 941-3098

<http://www.pompanobeachclub.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6-04	721 sq ft	Jan 2025	\$250,000	\$347
Ph3	1,235 sq ft	Nov 2024	\$770,000	\$623
2212	721 sq ft	Oct 2024	\$305,000	\$423
1607	1,014 sq ft	Jul 2024	\$420,000	\$414
408	721 sq ft	Jun 2024	\$200,000	\$277

Market Information

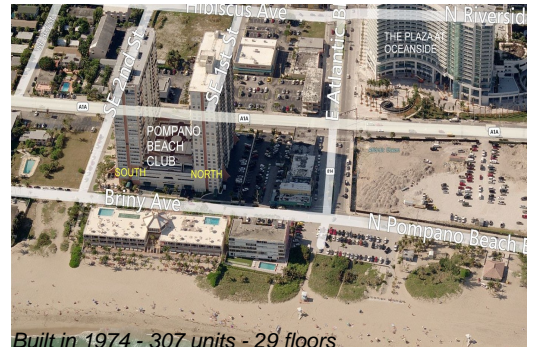


Pompano Beach Club South: \$468/sq. ft.
 Pompano Beach: \$177/sq. ft.

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

Inventory for Sale

Pompano Beach Club South: 2%
 Pompano Beach: 5%



Broward

5%

Avg. Time to Close Over Last 12 Months

Pompano Beach Club South

111 days

Pompano Beach

80 days

Broward

78 days