Unit 701 - Solemar

701 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10471866
Status:	Active
Size:	2,825 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Parking-Under Building,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	$3,595,000
List PPSF:	$1,273
Valuated Price:	$2,947,000
Valuated PPSF:	$1,121

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.
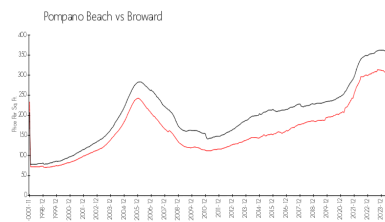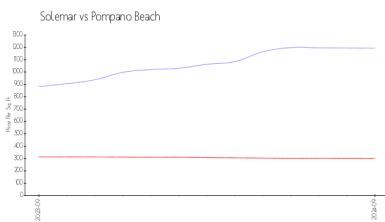

Built in 2023 - 99 units - 21 floors

Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	15%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,923 sq ft	Nov 2024	$2,250,000	$1,170
901	2,428 sq ft	Oct 2024	$2,885,000	$1,188
1604	2,290 sq ft	Sep 2024	$2,650,000	$1,157
1402	2,037 sq ft	Jun 2024	$2,300,000	$1,129
501	2,428 sq ft	Jun 2024	$2,700,000	$1,112

Market Information

Solemar:	$1194/sq. ft.		Pompano Beach:	$299/sq. ft.
Pompano Beach:	$299/sq. ft.		Broward:	$339/sq. ft.

Inventory for Sale

Solemar	15%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Solemar	107 days
Pompano Beach	79 days
Broward	74 days