

# Unit 308 - Aristocrat

308 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10472161  
 Status: Active  
 Size: 1,387 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Deeded Parking, Guest Parking  
 View: Garden View, Lake, Pool Area View  
 List Price: \$449,000  
 List PPSF: \$324  
 Valuated Price: \$340,000  
 Valuated PPSF: \$245

*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: 134  
 Number of active listings for rent: 5  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

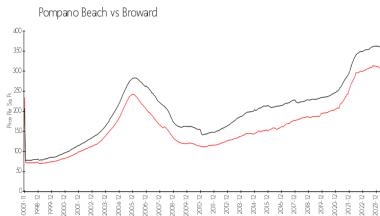
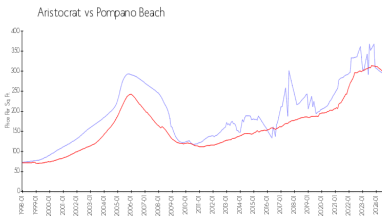
## Building Association Information

Aristocrat Condominium  
 1200 Hibiscus Ave, Pompano Beach, FL 33062  
 (954) 943-6640

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1608	1,387 sq ft	Nov 2024	\$480,000	\$346
307	1,400 sq ft	Dec 2023	\$339,000	\$242
408	1,387 sq ft	Dec 2023	\$418,000	\$301
602	1,400 sq ft	Dec 2023	\$402,000	\$287

## Market Information



Aristocrat: \$289/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Pompano Beach: \$299/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Aristocrat: 1%  
 Pompano Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Aristocrat: 86 days  
 Pompano Beach: 79 days  
 Broward: 74 days

