

Unit 35 - Nobel Point

35 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10472319
 Status: Pending
 Size: 1,170 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Garden View,Tennis Court View,Water View
 List Price: \$499,000
 List PPSF: \$426
 Valuated Price: \$475,000
 Valuated PPSF: \$406

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

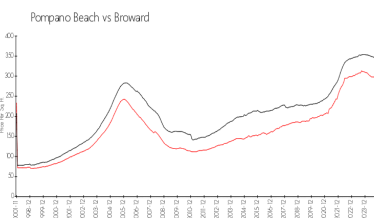
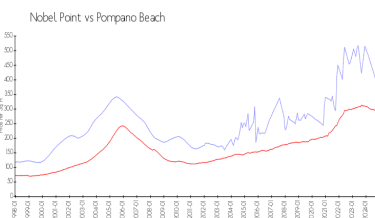
Building Association Information

Nobel Point Condominium Association Inc
 1100 SE 5th Ct
 Pompano Beach, FL 33069
 Phone: (954) 946-5210

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,536 sq ft	May 2024	\$699,000	\$455
34	1,170 sq ft	Mar 2024	\$640,000	\$547
3	1,168 sq ft	Mar 2024	\$630,000	\$539

Market Information



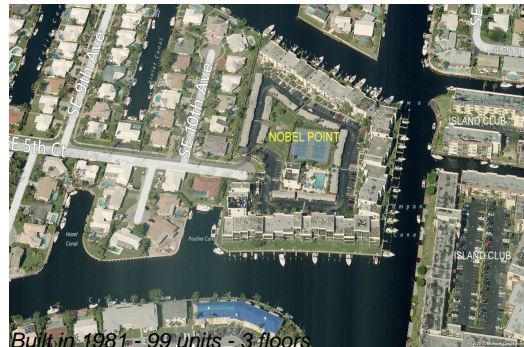
Nobel Point: \$374/sq. ft. Pompano Beach: \$177/sq. ft.
 Pompano Beach: \$177/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Nobel Point 12%
 Pompano Beach 5%
 Broward 5%

Avg. Time to Close Over Last 12 Months

Nobel Point 95 days
 Pompano Beach 80 days



Broward

78 days