

# Unit 509 - Barcelona North (1-5)

509 - 251 S Cypress Rd, Pompano Beach, FL, Broward 33060

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10496128             |
| Status:         | Active                |
| Size:           | 880 Sq ft.            |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$130,000             |
| List PPSF:      | \$148                 |
| Valuated Price: | \$153,000             |
| Valuated PPSF:  | \$174                 |

*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:                         | 240 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

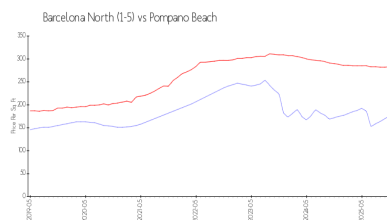
Barcelona North Condo Assoc  
253 S Cypress Rd  
Pompano Beach, FL 3306  
Phone: 954-943-7323  
(954) 943-6516  
Fax: 954-943-3910  
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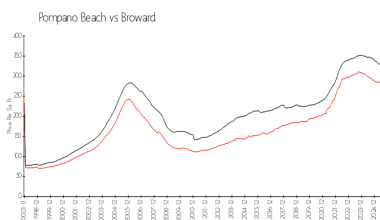
## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 120    | 670 sq ft | Dec 2025     | \$125,000  | \$187 |
| 242    | 880 sq ft | Oct 2025     | \$130,000  | \$148 |
| 142    | 880 sq ft | Sep 2025     | \$110,000  | \$125 |
| 105    | 670 sq ft | Jul 2025     | \$102,000  | \$152 |
| 329    | 670 sq ft | Jun 2025     | \$125,000  | \$187 |

## Market Information



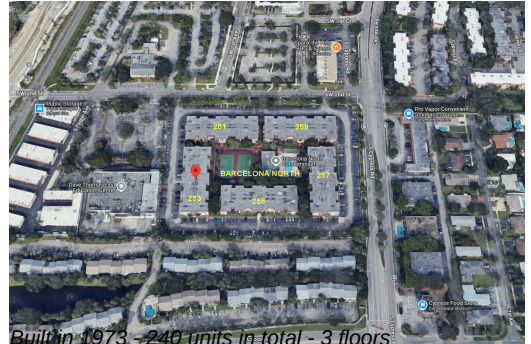
Barcelona North (1-5):  
\$176/sq. ft.  
Pompano Beach:  
\$283/sq. ft.



Pompano Beach:  
\$283/sq. ft.  
Broward:  
\$311/sq. ft.

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Barcelona North (1-5) | 4% |
|-----------------------|----|



|               |    |
|---------------|----|
| Pompano Beach | 3% |
| Broward       | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                       |         |
|-----------------------|---------|
| Barcelona North (1-5) | 81 days |
| Pompano Beach         | 88 days |
| Broward               | 87 days |