

# Unit 1103 - Claridge

1103 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10527700
Status:	Active
Size:	1,644 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building
View:	
List Price:	\$719,000
List PPSF:	\$437
Valuated Price:	\$638,000
Valuated PPSF:	\$388

*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.*

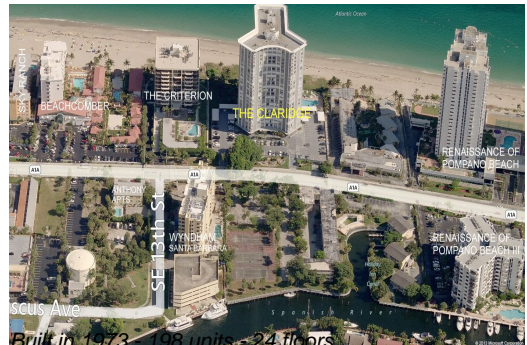
## Building Information

Number of units:	198
Number of active listings for rent:	2
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

Claridge  
1340 S Ocean Boulevard  
Pompano Beach, FL 33062-6904  
(954) 943-7882

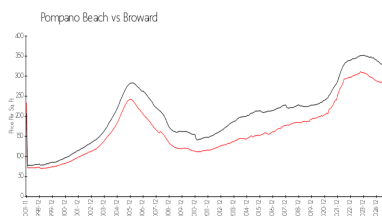
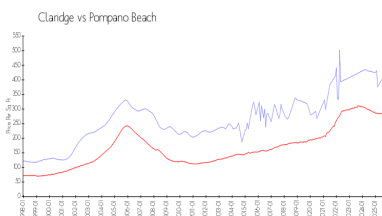
<https://>



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	1,716 sq ft	Nov 2025	\$920,000	\$536
1009	1,487 sq ft	Aug 2025	\$450,000	\$303
1005	1,716 sq ft	Jul 2025	\$795,000	\$463
1701	1,844 sq ft	Mar 2025	\$800,000	\$434
1507	1,781 sq ft	Feb 2025	\$759,500	\$426

## Market Information



Claridge:	\$429/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Claridge	3%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Claridge  
Pompano Beach  
Broward

102 days  
87 days  
87 days