

Unit 45 - Nobel Point

45 - 1100 SE 5 Court, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10528104
 Status: Active
 Size: 885 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$424,788
 List PPSF: \$480
 Valuated Price: \$492,000
 Valuated PPSF: \$319

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.

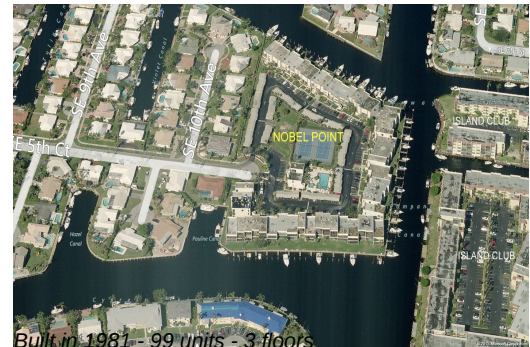
Building Information

Number of units: 99
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

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

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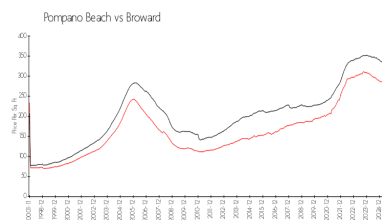
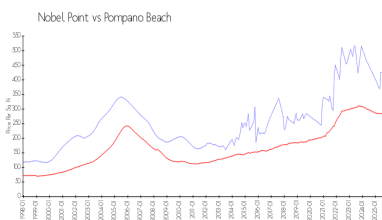


Built in 1981 - 99 units - 3 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
87	1,551 sq ft	Oct 2025	\$610,000	\$393
77	1,498 sq ft	Sep 2025	\$625,000	\$417
85	1,170 sq ft	Jun 2025	\$430,000	\$368
52	1,168 sq ft	Jun 2025	\$494,000	\$423
80	1,170 sq ft	May 2025	\$525,000	\$449
63	1,498 sq ft	May 2025	\$500,000	\$334

Market Information



Nobel Point: \$362/sq. ft.
 Pompano Beach: \$283/sq. ft.

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 Broward: \$311/sq. ft.

Inventory for Sale

Nobel Point 8%
 Pompano Beach 3%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Nobel Point	98 days
Pompano Beach	88 days
Broward	87 days