

Unit 1804 - Aristocrat

1804 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | F10534384 |
| Status: | Active |
| Size: | 1,248 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$449,000 |
| List PPSF: | \$360 |
| Valuated Price: | \$427,000 |
| Valuated PPSF: | \$342 |

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: | 5 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

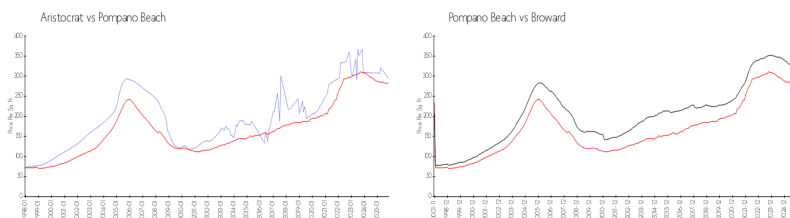
Aristocrat Condominium
1200 Hibiscus Ave, Pompano Beach, FL 33062
(954) 943-6640

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 203 | 897 sq ft | Jul 2025 | \$181,000 | \$202 |
| 603 | 897 sq ft | Jul 2025 | \$235,000 | \$262 |
| 1504 | 1,248 sq ft | Apr 2025 | \$450,000 | \$361 |
| 1502 | 1,400 sq ft | Mar 2025 | \$435,000 | \$311 |
| 407 | 1,400 sq ft | Feb 2025 | \$370,000 | \$264 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Aristocrat: | \$295/sq. ft. | Pompano Beach: | \$283/sq. ft. |
| Pompano Beach: | \$283/sq. ft. | Broward: | \$311/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Aristocrat | 1% |
| Pompano Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

42 days
88 days
87 days