Unit 301 - Solemar

301 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10539149
Status:	Active
Size:	2,593 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned,Attached Garage,Circular Driveway,Deeded,Electric Vehicle Charging Station(s),Garage,Guest,Underground,Valet
View:	Intracoastal,Direct Ocean,Garden,Pool,Water
List Price:	$3,295,000
List PPSF:	$1,271
Valuated Price:	$2,822,000
Valuated PPSF:	$1,162

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.
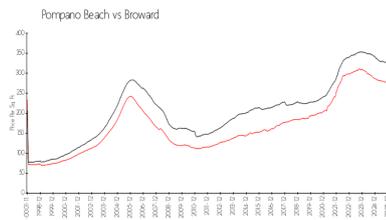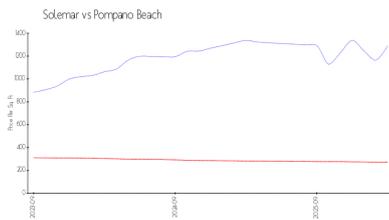

Built in 2023 - 99 units - 21 floors

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:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	2,033 sq ft	Mar 2026	$2,355,000	$1,158
504	2,162 sq ft	Feb 2026	$2,600,000	$1,203
304	2,162 sq ft	Feb 2026	$1,850,000	$856
602	1,923 sq ft	Jan 2026	$2,225,000	$1,157
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Market Information

Solemar:	$1288/sq. ft.		Pompano Beach:	$272/sq. ft.
Pompano Beach:	$272/sq. ft.		Broward:	$306/sq. ft.

Inventory for Sale

Solemar	12%
Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Solemar	81 days
Pompano Beach	89 days
Broward	89 days