

Unit PH 3 - Aristocrat

PH 3 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10552158
Status:	Active
Size:	897 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Attached Garage, Garage
View:	Ocean, Intracoastal, Direct Ocean, Canal, City, Water
List Price:	\$375,000
List PPSF:	\$418
Valuated Price:	\$288,000
Valuated PPSF:	\$321

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:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

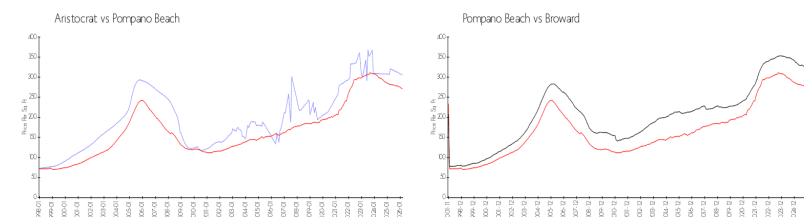
Aristocrat Condominium
1200 Hibiscus Ave, Pompano Beach, FL 33062
(954) 943-6640

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	897 sq ft	Jul 2025	\$181,000	\$202
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603	897 sq ft	Jul 2025	\$235,000	\$262
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1504	1,248 sq ft	Apr 2025	\$450,000	\$361
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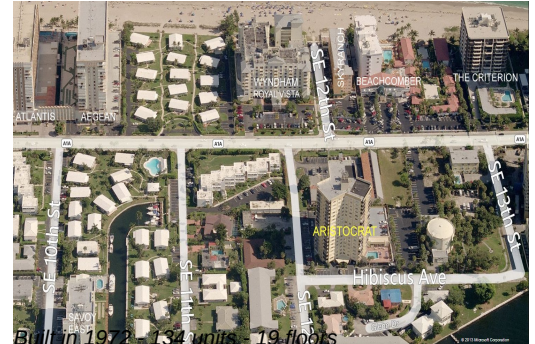
Market Information



Aristocrat:	\$306/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Aristocrat	4%
Pompano Beach	6%
Broward	6%



Avg. Time to Close Over Last 12 Months

Aristocrat	67 days
Pompano Beach	89 days
Broward	89 days