

Unit 1804 - Aristocrat

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

Unit Information

MLS Number: R11166067
 Status: Active
 Size: 1,248 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Attached
 Garage, Deeded, Garage, Guest, Under Building
 View: Ocean, Intracoastal, Direct Ocean, Water
 List Price: \$449,900
 List PPSF: \$360
 Valuated Price: \$442,000
 Valuated PPSF: \$354

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

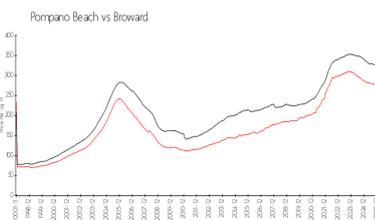
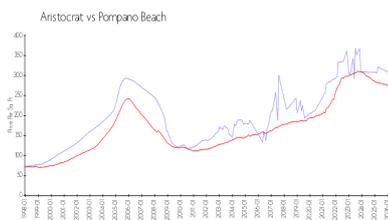
Aristocrat Condominium
 1200 Hibiscus Ave, Pompano Beach, FL 33062
 (954) 943-6640

<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.

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 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