

Unit 403 - Pompano Beach Club North

403 - 101 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: RX-10963426
 Status: Active
 Size: 933 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Ocean
 List Price: \$500,000
 List PPSF: \$536
 Valuated Price: \$370,000
 Valuated PPSF: \$397

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: 289
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

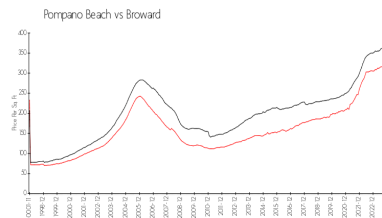
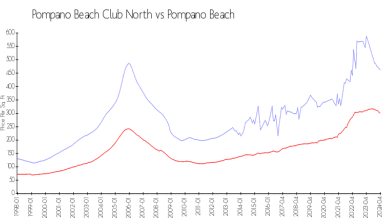
Building Association Information

Pompano Beach Club North Association
 101 Briny Ave
 Pompano Beach, FL 33062
 (954) 781-6323

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2910	738 sq ft	Apr 2024	\$375,000	\$508
2206	672 sq ft	Jan 2024	\$245,000	\$365
2606	672 sq ft	Dec 2023	\$348,000	\$518
1003	933 sq ft	Nov 2023	\$415,000	\$445
1011	1,150 sq ft	Jul 2023	\$490,000	\$426

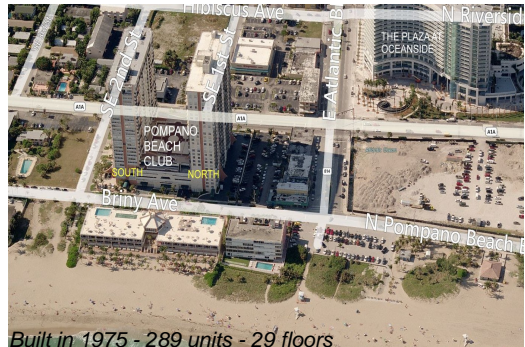
Market Information



Pompano Beach Club North:	\$462/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Pompano Beach Club North: 3%
 Pompano Beach: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Pompano Beach Club North	76 days
Pompano Beach	72 days
Broward	67 days