

# Unit 802 - Aristocrat

802 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	RX-10963482
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Under Building
View:	City,Intracoastal,Ocean
List Price:	\$520,000
List PPSF:	\$371
Valuated Price:	\$387,000
Valuated PPSF:	\$276

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

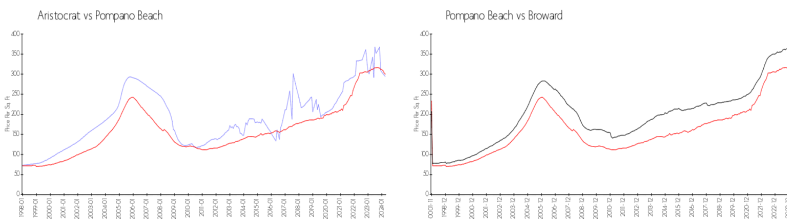
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,400 sq ft	Dec 2023	\$339,000	\$242
408	1,387 sq ft	Dec 2023	\$418,000	\$301
602	1,400 sq ft	Dec 2023	\$402,000	\$287
1604	1,248 sq ft	Nov 2023	\$520,000	\$417
1701	1,234 sq ft	Oct 2023	\$445,000	\$361

## Market Information

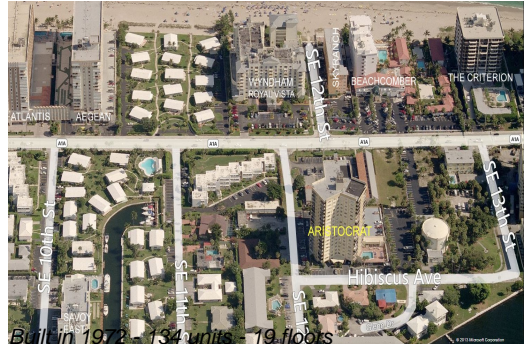


Aristocrat:	\$294/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Aristocrat	2%
Pompano Beach	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Aristocrat  
Pompano Beach  
Broward

82 days  
72 days  
67 days