

Unit 1006 - Nassau House

1006 - 301 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-10963600
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Attached, Covered, Driveway, Guest
View:	Ocean
List Price:	\$495,000
List PPSF:	\$413
Valuated Price:	\$420,000
Valuated PPSF:	\$350

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:	152
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

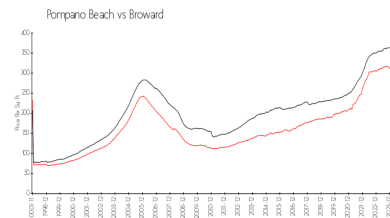
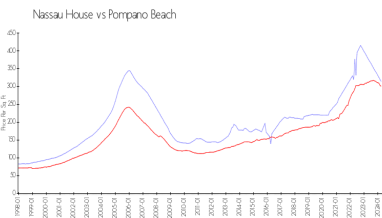
Building Association Information

Nassau House Association Inc
 301 N Ocean Blvd, Pompano Beach, FL 33062
 954-946-9352

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
909	1,150 sq ft	Mar 2024	\$339,000	\$295
805	1,150 sq ft	Mar 2024	\$420,000	\$365
908	800 sq ft	Aug 2023	\$315,000	\$394
1110	1,150 sq ft	Aug 2023	\$355,000	\$309
PH7	800 sq ft	Jul 2023	\$295,000	\$369

Market Information

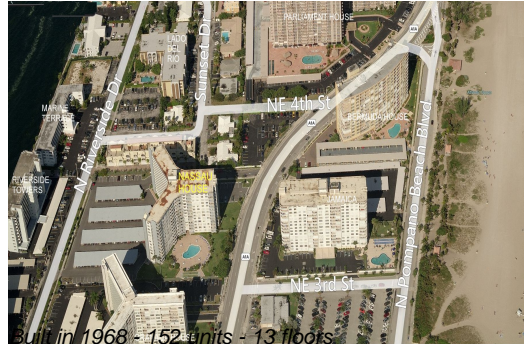


Nassau House: \$314/sq. ft.
 Pompano Beach: \$300/sq. ft.

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

Inventory for Sale

Nassau House	2%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Nassau House	50 days
Pompano Beach	72 days
Broward	67 days