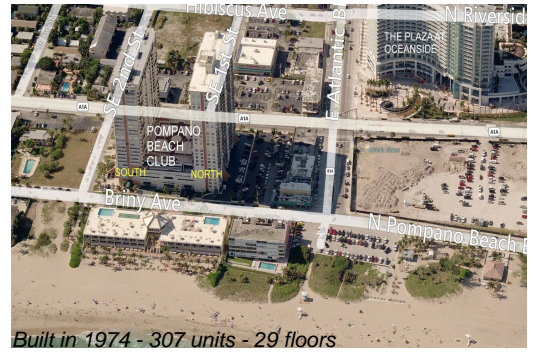


# Unit PH3 - Pompano Beach Club South

PH3 - 111 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10967986                               |
| Status:         | Active                                    |
| Size:           | 1,235 Sq ft.                              |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 1   |
| Parking Spaces: | Assigned,Garage - Building,Under Building |
| View:           | City,Intracoastal,Ocean,Pool              |
| List Price:     | \$850,000                                 |
| List PPSF:      | \$688                                     |
| Valuated Price: | \$706,000                                 |
| Valuated PPSF:  | \$572                                     |



*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:                         | 307 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

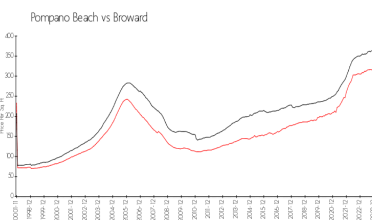
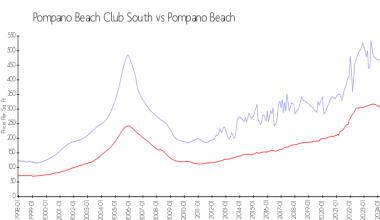
Pompano Beach Club Association, Inc  
 Pompano Beach Club South  
 111 Briny Avenue # OFC  
 Pompano Beach, FL 33062  
 (954) 941-3098

<http://www.pompanobeachclub.net>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 803    | 970 sq ft | Apr 2024     | \$400,000  | \$412 |
| 15-06  | 721 sq ft | Jan 2024     | \$310,000  | \$430 |
| 1908   | 721 sq ft | Sep 2023     | \$333,000  | \$462 |
| 2603   | 970 sq ft | Jul 2023     | \$545,000  | \$562 |
| 8-10   | 721 sq ft | Jul 2023     | \$340,000  | \$472 |

## Market Information



|                           |               |                |               |
|---------------------------|---------------|----------------|---------------|
| Pompano Beach Club South: | \$471/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach:            | \$300/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Pompano Beach Club South | 2% |
| Pompano Beach            | 3% |
| Broward                  | 3% |

**Avg. Time to Close Over Last 12 Months**

|                          |         |
|--------------------------|---------|
| Pompano Beach Club South | 94 days |
| Pompano Beach            | 72 days |
| Broward                  | 67 days |