

# Unit 1209 - Pompano Beach Club North

1209 - 101 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	RX-10993261
Status:	Closed
Size:	738 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Garage - Building
View:	City,Ocean
List Price:	\$312,400
List PPSF:	\$423
Valuated Price:	\$332,000
Valuated PPSF:	\$450

*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:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

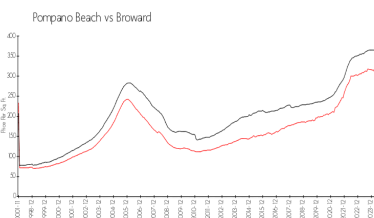
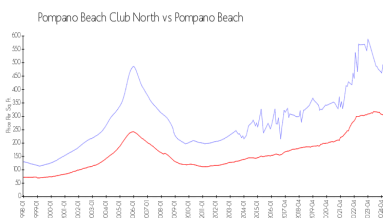
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1809	738 sq ft	Sep 2024	\$372,500	\$505
1209	738 sq ft	Aug 2024	\$312,400	\$423
303	933 sq ft	May 2024	\$390,000	\$418
2910	738 sq ft	Apr 2024	\$375,000	\$508
2206	672 sq ft	Jan 2024	\$245,000	\$365

## Market Information



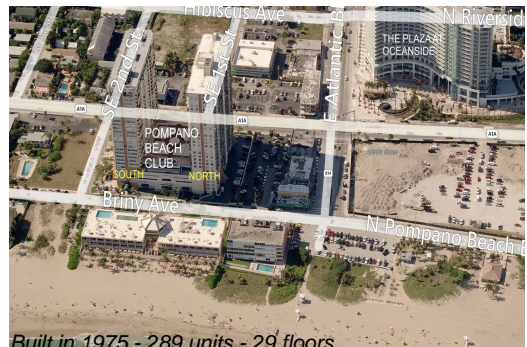
Pompano Beach Club North:	\$484/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Pompano Beach Club North	3%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Pompano Beach Club North	74 days
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Pompano Beach  
Broward

77 days  
72 days