

Unit 1608 - Aristocrat

1608 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: RX-10995780
 Status: Active
 Size: 1,387 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Guest
 View: City,Intracoastal,Ocean
 List Price: \$520,000
 List PPSF: \$375
 Valuated Price: \$391,000
 Valuated PPSF: \$282

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: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

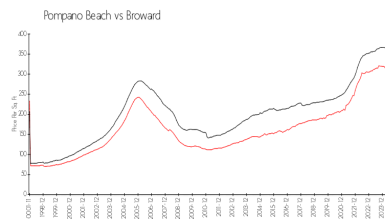
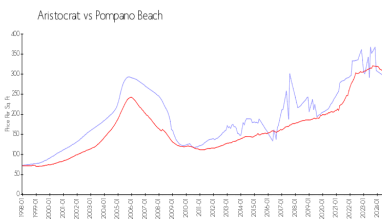
Building Association Information

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

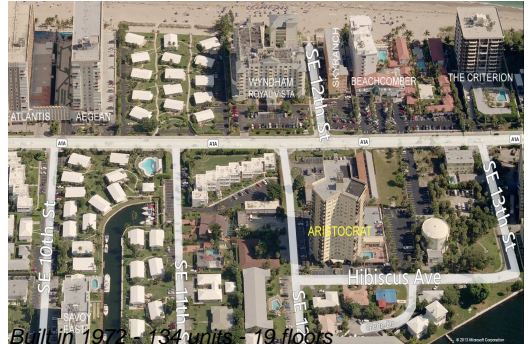


Aristocrat: \$292/sq. ft. Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft. Broward: \$346/sq. ft.

Inventory for Sale

Aristocrat 3%
 Pompano Beach 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

99 days
78 days
72 days