

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:	\$387,000
Valuated PPSF:	\$279

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:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

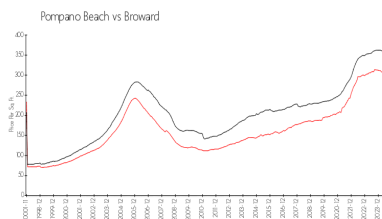
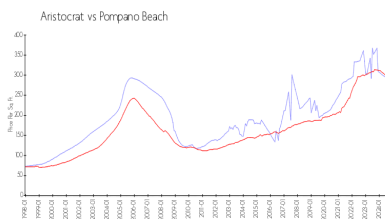
Building Association Information

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

Market Information



Aristocrat:	\$289/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

Aristocrat	2%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aristocrat	86 days
Pompano Beach	79 days
Broward	74 days

