

Unit 406 - Barcelona North (1-5)

406 - 251 S Cypress Rd, Pompano Beach, FL, Broward 33060

Unit Information

MLS Number:	RX-11034340
Status:	Active
Size:	675 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Deeded,Guest
View:	
List Price:	\$125,000
List PPSF:	\$185
Valuated Price:	\$124,000
Valuated PPSF:	\$184

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:	240
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

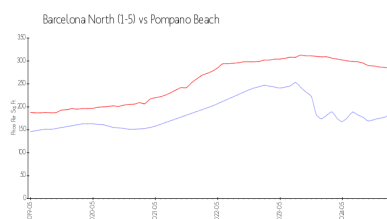
Barcelona North Condo Assoc
253 S Cypress Rd
Pompano Beach, FL 3306
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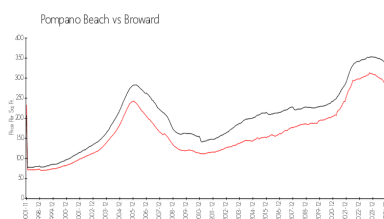
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	678 sq ft	Jan 2025	\$118,500	\$175
335	675 sq ft	Oct 2024	\$115,000	\$170
124	675 sq ft	Aug 2024	\$115,000	\$170
403	670 sq ft	Jun 2024	\$140,000	\$209
519	675 sq ft	May 2024	\$118,000	\$175

Market Information



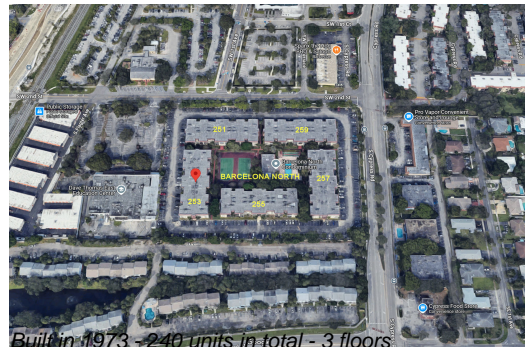
Barcelona North (1-5): \$186/sq. ft.
Pompano Beach: \$282/sq. ft.



Pompano Beach: \$282/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

Barcelona North (1-5)	7%
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Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Barcelona North (1-5)	45 days
Pompano Beach	85 days
Broward	83 days