

# Unit 449 - Barcelona North (1-5)

449 - 251 S Cypress Rd, Pompano Beach, FL, Broward 33060

## Unit Information

MLS Number:	RX-11098219
Status:	Active
Size:	880 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Garden,Pool
List Price:	\$189,000
List PPSF:	\$215
Valuated Price:	\$156,000
Valuated PPSF:	\$177

*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:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

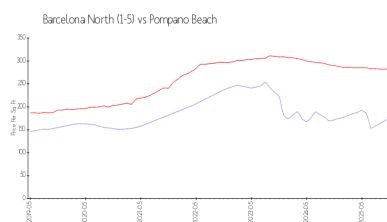
Barcelona North Condo Assoc  
253 S Cypress Rd  
Pompano Beach, FL 3306  
Phone: 954-943-7323  
(954) 943-6516  
Fax: 954-943-3910  
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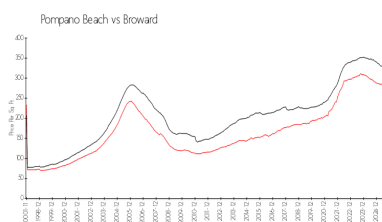
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
120	670 sq ft	Dec 2025	\$125,000	\$187
242	880 sq ft	Oct 2025	\$130,000	\$148
142	880 sq ft	Sep 2025	\$110,000	\$125
105	670 sq ft	Jul 2025	\$102,000	\$152
329	670 sq ft	Jun 2025	\$125,000	\$187

## Market Information



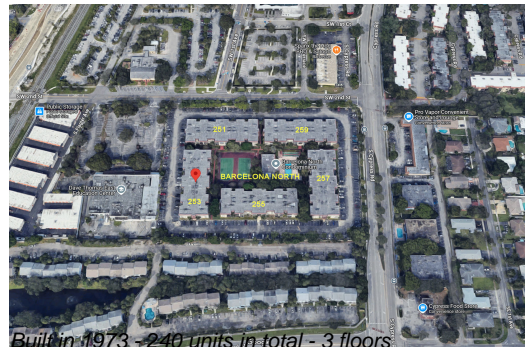
Barcelona North (1-5):  
\$176/sq. ft.  
Pompano Beach:  
\$283/sq. ft.



Pompano Beach:  
\$283/sq. ft.  
Broward:  
\$311/sq. ft.

## Inventory for Sale

Barcelona North (1-5)	4%
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Pompano Beach	3%
Broward	4%

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

Barcelona North (1-5)	81 days
Pompano Beach	88 days
Broward	87 days