

Unit 401 - Aristocrat

401 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-11107787
Status:	Active
Size:	1,234 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open
View:	Other
List Price:	\$499,000
List PPSF:	\$404
Valuated Price:	\$330,000
Valuated PPSF:	\$267

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:	2
Building inventory for sale:	1%
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

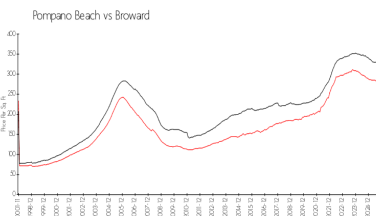
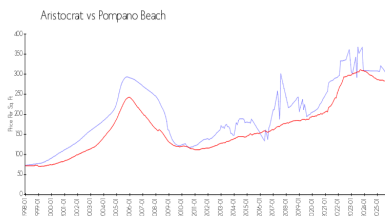
Aristocrat Condominium
1200 Hibiscus Ave, Pompano Beach, FL 33062
(954) 943-6640

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	897 sq ft	Jul 2025	\$181,000	\$202
603	897 sq ft	Jul 2025	\$235,000	\$262
1504	1,248 sq ft	Apr 2025	\$450,000	\$361
1502	1,400 sq ft	Mar 2025	\$435,000	\$311
407	1,400 sq ft	Feb 2025	\$370,000	\$264

Market Information

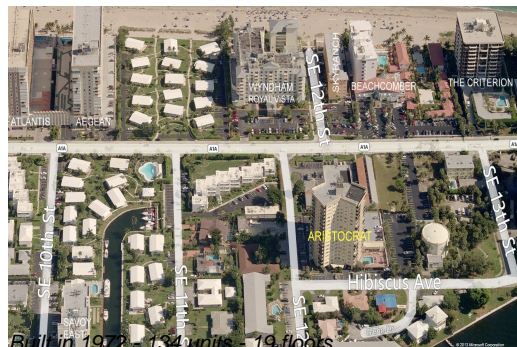


Aristocrat:	\$295/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Aristocrat	1%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

42 days
88 days
88 days