

# Unit 803 - Solemar

803 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11520726              |
| Status:         | Active                 |
| Size:           | 4,096 Sq ft.           |
| Bedrooms:       | 4                      |
| Full Bathrooms: | 4                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$5,995,000            |
| List PPSF:      | \$1,464                |
| Valuated Price: | \$4,216,000            |
| Valuated PPSF:  | \$1,029                |



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.

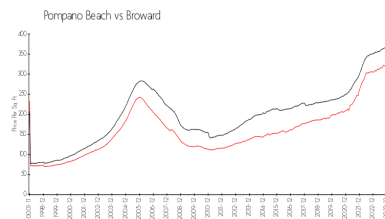
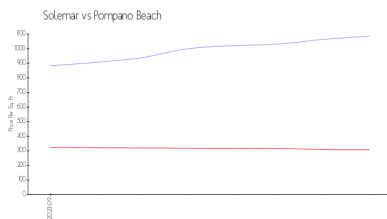
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 99  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 13% |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 5   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 805    | 2,033 sq ft | May 2024     | \$2,250,000 | \$1,107 |
| 1606   | 2,589 sq ft | Apr 2024     | \$2,835,000 | \$1,095 |
| 1102   | 1,923 sq ft | Apr 2024     | \$1,655,900 | \$861   |
| 504    | 2,293 sq ft | Mar 2024     | \$2,275,000 | \$992   |
| 702    | 2,195 sq ft | Dec 2023     | \$1,790,000 | \$815   |
| 1204   | 2,290 sq ft | Dec 2023     | \$2,595,000 | \$1,133 |

## Market Information



|                |                |                |               |
|----------------|----------------|----------------|---------------|
| Solemar:       | \$1085/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft.  | Broward:       | \$351/sq. ft. |

## Inventory for Sale

|               |     |
|---------------|-----|
| Solemar       | 13% |
| Pompano Beach | 3%  |
| Broward       | 4%  |

## Avg. Time to Close Over Last 12 Months

|               |          |
|---------------|----------|
| Solemar       | 112 days |
| Pompano Beach | 72 days  |
| Broward       | 67 days  |