

# Unit 1401 - Pompano Beach Club South

1401 - 111 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10386727  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Ocean View  
 List Price: \$799,999  
 List PPSF: \$745  
 Valuated Price: \$534,000  
 Valuated PPSF: \$497

*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: 307  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

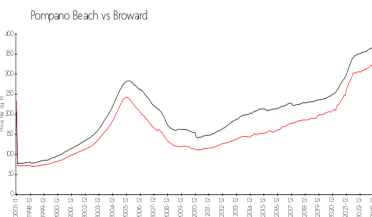
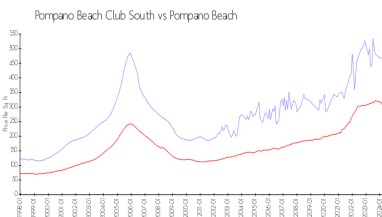
Pompano Beach Club Association, Inc  
 Pompano Beach Club South  
 111 Briny Avenue # OFC  
 Pompano Beach, FL 33062  
 (954) 941-3098

<http://www.pompanobeachclub.net>

## Recent Sales

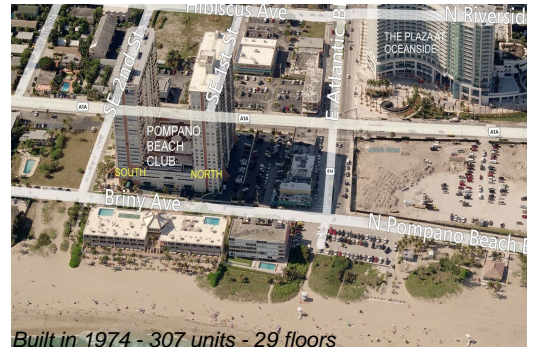
Unit #	Size	Closing Date	Sale Price	PPSF
2206	721 sq ft	May 2024	\$340,000	\$472
803	970 sq ft	Apr 2024	\$400,000	\$412
15-06	721 sq ft	Jan 2024	\$310,000	\$430
1908	721 sq ft	Sep 2023	\$333,000	\$462
2603	970 sq ft	Jul 2023	\$545,000	\$562
8-10	721 sq ft	Jul 2023	\$340,000	\$472

## Market Information



Pompano Beach Club South:	\$471/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Pompano Beach Club South	2%
Pompano Beach	3%
Broward	4%

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

Pompano Beach Club South	98 days
Pompano Beach	73 days
Broward	67 days