

# Unit 812 - Sea Monarch

812 - 111 N Pompano Beach Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10421210
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Direct Ocean
List Price:	\$610,000
List PPSF:	\$421
Valuated Price:	\$588,000
Valuated PPSF:	\$406

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:	238
Number of active listings for rent:	9
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

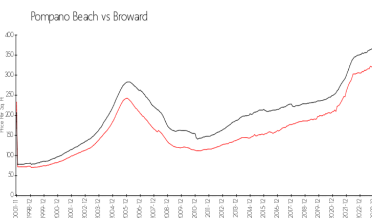
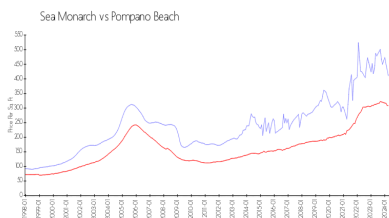
## Building Association Information

Sea Monarch Condominium Association Inc  
 111 N Pompano Beach Boulevard  
 Pompano Beach, FL 33062-5718  
 (954) 781-1591

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,450 sq ft	Apr 2024	\$576,000	\$397
814	1,900 sq ft	Mar 2024	\$945,000	\$497
1008	1,700 sq ft	Mar 2024	\$800,000	\$471
1203	2,440 sq ft	Jan 2024	\$920,000	\$377
1603	2,430 sq ft	Jan 2024	\$1,100,000	\$453

## Market Information

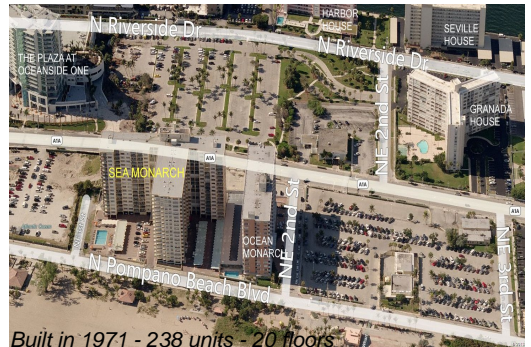


Sea Monarch: \$411/sq. ft.  
 Pompano Beach: \$308/sq. ft.

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

## Inventory for Sale

Sea Monarch	5%
Pompano Beach	3%
Broward	4%



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

Sea Monarch	65 days
Pompano Beach	73 days
Broward	67 days