

# Unit 2409 - Pompano Beach Club North

2409 - 101 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10426157
Status:	Active
Size:	738 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$439,000
List PPSF:	\$595
Valuated Price:	\$357,000
Valuated PPSF:	\$484

*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:	289
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

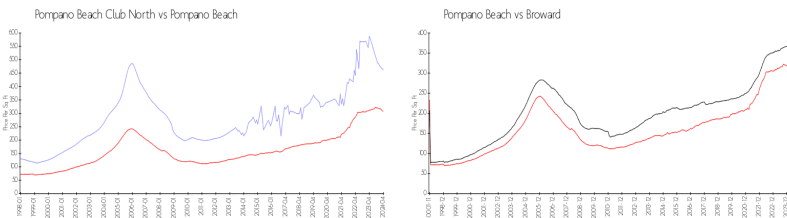
## Building Association Information

Pompano Beach Club North Association  
 101 Briny Ave  
 Pompano Beach, FL 33062  
 (954) 781-6323

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	933 sq ft	May 2024	\$390,000	\$418
2910	738 sq ft	Apr 2024	\$375,000	\$508
2206	672 sq ft	Jan 2024	\$245,000	\$365
2606	672 sq ft	Dec 2023	\$348,000	\$518
1003	933 sq ft	Nov 2023	\$415,000	\$445

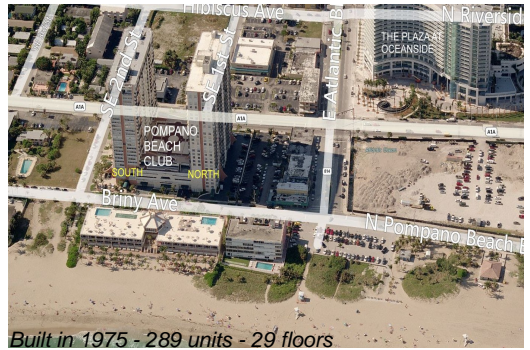
## Market Information



Pompano Beach Club North:	\$462/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Pompano Beach Club North	3%
Pompano Beach	3%
Broward	4%



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

Pompano Beach Club North	76 days
Pompano Beach	73 days
Broward	67 days