

Unit 305 - Aristocrat

305 - 1200 Hibiscus Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10432988
 Status: Active
 Size: 1,129 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Other View
 List Price: \$310,000
 List PPSF: \$275
 Valuated Price: \$330,000
 Valuated PPSF: \$292

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: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

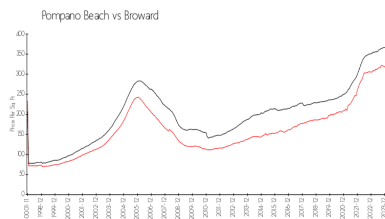
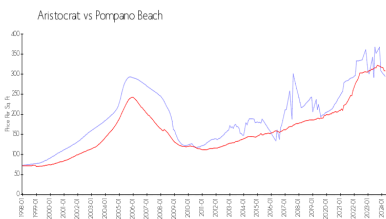
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,400 sq ft	Dec 2023	\$339,000	\$242
408	1,387 sq ft	Dec 2023	\$418,000	\$301
602	1,400 sq ft	Dec 2023	\$402,000	\$287
1604	1,248 sq ft	Nov 2023	\$520,000	\$417
1701	1,234 sq ft	Oct 2023	\$445,000	\$361

Market Information



Aristocrat: \$294/sq. ft. Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Aristocrat: 2%
 Pompano Beach: 3%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Aristocrat
Pompano Beach
Broward

81 days
73 days
67 days