

# Unit 1809 - Pompano Beach Club North

1809 - 101 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10433620  
 Status: Active  
 Size: 738 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building  
 View: Intracoastal View,Ocean View,Water View  
 List Price: \$395,499  
 List PPSF: \$536  
 Valuated Price: \$336,000  
 Valuated PPSF: \$455

*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

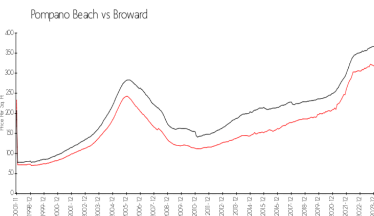
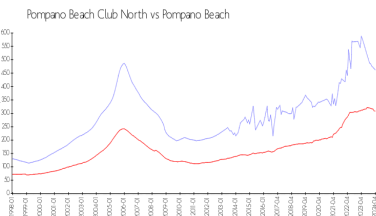
## Building Association Information

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

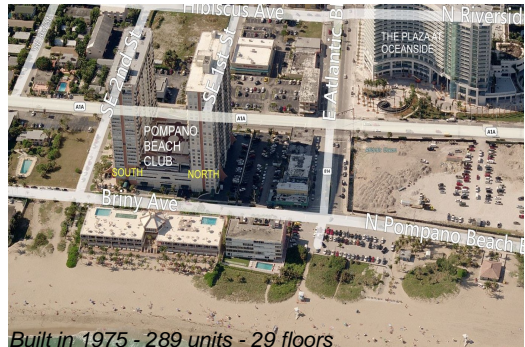
## Market Information



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