

Unit 1205 - Claridge

1205 - 1340 S Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10435126
 Status: Active
 Size: 1,716 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Direct Ocean
 List Price: \$838,000
 List PPSF: \$488
 Valuated Price: \$685,000
 Valuated PPSF: \$399

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: 198
 Number of active listings for rent: 2
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

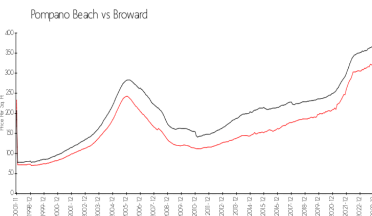
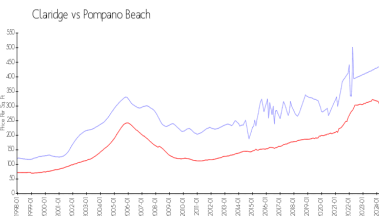
Building Association Information

Claridge
 1340 S Ocean Boulevard
 Pompano Beach, FL 33062-6904
 (954) 943-7882

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1502 | 1,844 sq ft | May 2024 | \$898,000 | \$487 |
| 708 | 1,781 sq ft | May 2024 | \$965,000 | \$542 |
| 2304 | 1,644 sq ft | Apr 2024 | \$805,000 | \$490 |
| 705 | 1,716 sq ft | Mar 2024 | \$750,000 | \$437 |
| 1903 | 1,644 sq ft | Feb 2024 | \$1,100,000 | \$669 |
| 1407 | 1,781 sq ft | Feb 2024 | \$650,000 | \$365 |

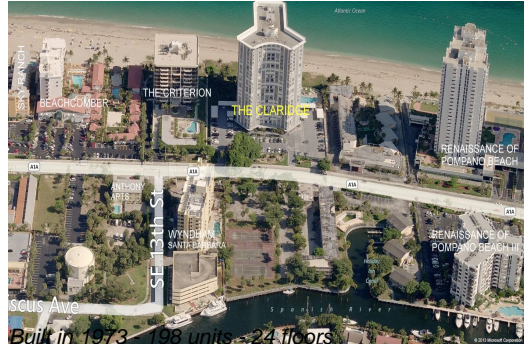
Market Information



Claridge: \$436/sq. ft. Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Claridge: 3%
 Pompano Beach: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Claridge | 88 days |
| Pompano Beach | 72 days |
| Broward | 67 days |