# Unit 1402 - Solemar

1402 - 1116 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

| | |
|---|---|
| MLS Number: | F10436087 |
| Status: | Active |
| Size: | 2,037 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Covered Parking,Valet Parking |
| View: | Ocean View,Direct Ocean,Water View |
| List Price: | $2,495,000 |
| List PPSF: | $1,225 |
| Valuated Price: | $2,101,000 |
| Valuated PPSF: | $1,093 |

*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.*
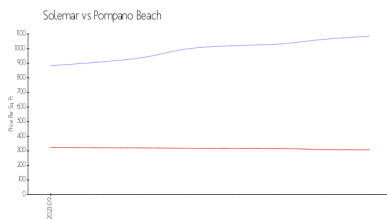
## Building Information

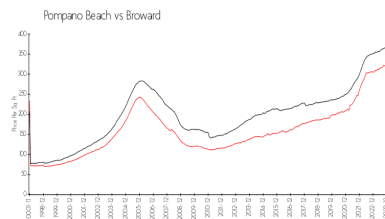| | |
|---|---|
| Number of units: | 99 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 13% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 5 |





*Built in 2023 - 99 units - 21 floors*

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 805 | 2,033 sq ft | May 2024 | $2,250,000 | $1,107 |
| 1606 | 2,589 sq ft | Apr 2024 | $2,835,000 | $1,095 |
| 1102 | 1,923 sq ft | Apr 2024 | $1,655,900 | $861 |
| 504 | 2,293 sq ft | Mar 2024 | $2,275,000 | $992 |
| 702 | 2,195 sq ft | Dec 2023 | $1,790,000 | $815 |
| 1204 | 2,290 sq ft | Dec 2023 | $2,595,000 | $1,133 |

## Market Information





| | | | | |
|---|---|---|---|---|
| Solemar: | $1085/sq. ft. | | Pompano Beach: | $308/sq. ft. |
| Pompano Beach: | $308/sq. ft. | | Broward: | $351/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Solemar | 13% |
| Pompano Beach | 3% |
| Broward | 4% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Solemar | 112 days |
| Pompano Beach | 73 days |
| Broward | 67 days |