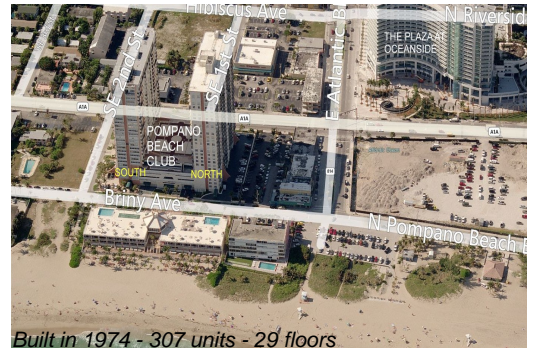


Unit PH3 - Pompano Beach Club South

PH3 - 111 Briny Av, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-10967986
Status:	Active
Size:	1,235 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building,Under Building
View:	City,Intracoastal,Ocean,Pool
List Price:	\$850,000
List PPSF:	\$688
Valuated Price:	\$706,000
Valuated PPSF:	\$572



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:	307
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

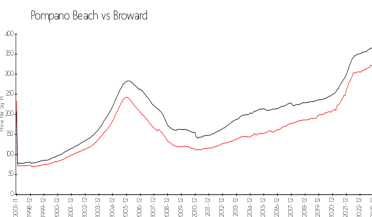
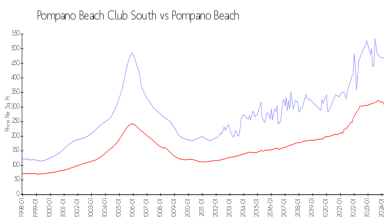
Pompano Beach Club Association, Inc
 Pompano Beach Club South
 111 Briny Avenue # OFC
 Pompano Beach, FL 33062
 (954) 941-3098

<http://www.pompanobeachclub.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	721 sq ft	May 2024	\$340,000	\$472
803	970 sq ft	Apr 2024	\$400,000	\$412
15-06	721 sq ft	Jan 2024	\$310,000	\$430
1908	721 sq ft	Sep 2023	\$333,000	\$462
2603	970 sq ft	Jul 2023	\$545,000	\$562
8-10	721 sq ft	Jul 2023	\$340,000	\$472

Market Information



Pompano Beach Club South: \$471/sq. ft.
 Pompano Beach: \$308/sq. ft.

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

Inventory for Sale

Pompano Beach Club South	2%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Pompano Beach Club South	98 days
Pompano Beach	73 days
Broward	67 days