

Unit 101 - Waterford Point

101 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: A11598377
 Status: Active
 Size: 1,070 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$375,000
 List PPSF: \$350
 Valuated Price: \$268,000
 Valuated PPSF: \$250

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: 237
 Number of active listings for rent: 2
 Number of active listings for sale: 12
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

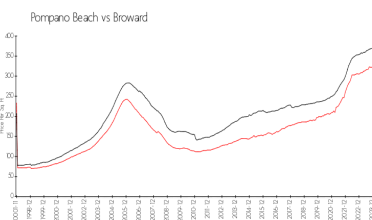
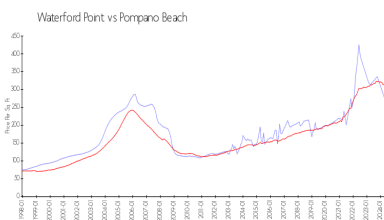
Waterford Point Condominium Apartments
 801 S Federal Highway Apartment Mgr
 Pompano Beach, FL 33062-6769
 (954) 495-9721

<http://www.waterfordpoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1121	1,070 sq ft	Jun 2024	\$380,000	\$355
621	1,070 sq ft	Oct 2023	\$370,000	\$346
815	1,210 sq ft	Aug 2023	\$255,000	\$211
803	815 sq ft	Jul 2023	\$259,000	\$318
714	1,210 sq ft	Jul 2023	\$360,000	\$298
121	1,070 sq ft	Jul 2023	\$330,000	\$308

Market Information

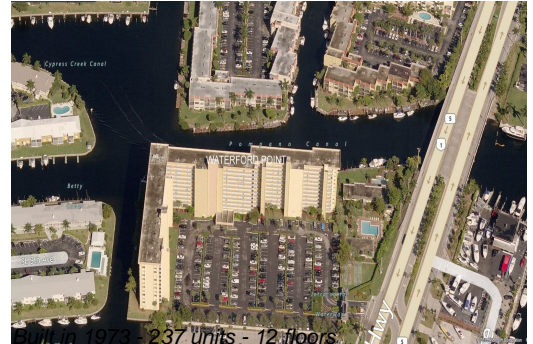


Waterford Point: \$269/sq. ft.
 Pompano Beach: \$313/sq. ft.

Pompano Beach: \$313/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Waterford Point 5%



Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waterford Point	104 days
Pompano Beach	75 days
Broward	69 days