

# 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

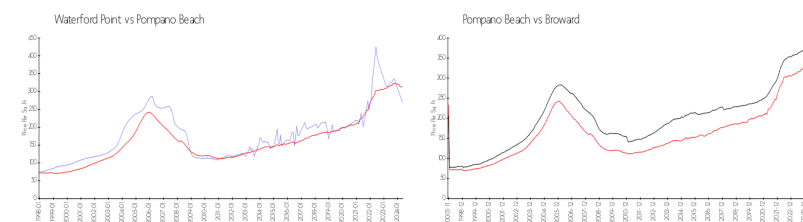
Waterford Point Condominium Apartments  
801 S Federal Highway Apartment Mgr  
Pompano Beach, FL 33062-6769  
(954) 495-9721

<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.

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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	74 days
Broward	69 days