

Unit 704 - Waters Edge

704 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	A11599851
Status:	Active
Size:	777 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$349,999
List PPSF:	\$450
Valuated Price:	\$342,000
Valuated PPSF:	\$440

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:	78
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

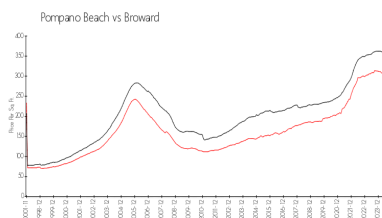
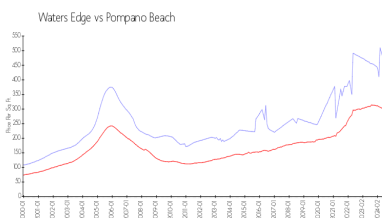
Water's Edge Condominium Association
2611 N Riverside Dr, Pompano Beach,
FL 33062
(954)943-7714

<http://thewatersedgecondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,102 sq ft	Apr 2024	\$485,000	\$440
1006	1,105 sq ft	Mar 2024	\$495,000	\$448
307	1,102 sq ft	Feb 2024	\$495,000	\$449
605	777 sq ft	Dec 2023	\$303,700	\$391

Market Information

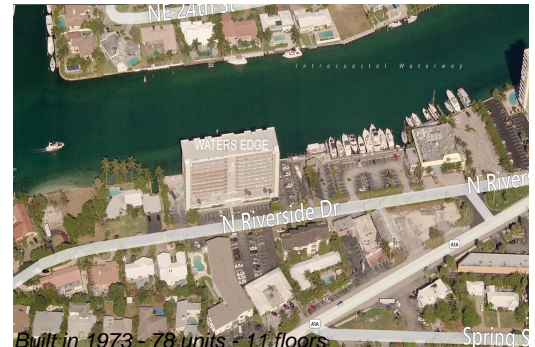


Waters Edge:	\$435/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

Waters Edge	6%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Waters Edge	37 days
Pompano Beach	79 days
Broward	74 days