

Unit 1403 - Waterbury

1403 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	A11886655
Status:	Active
Size:	1,002 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$439,000
List PPSF:	\$438
Valuated Price:	\$379,000
Valuated PPSF:	\$321

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.

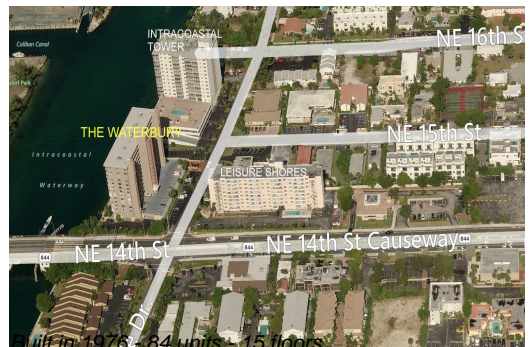
Building Information

Number of units:	84
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

The Waterbury Condominium
Association Inc
1401 N Riverside Drive # 1001
Pompano Beach, FL 33062
(954) 785-6028

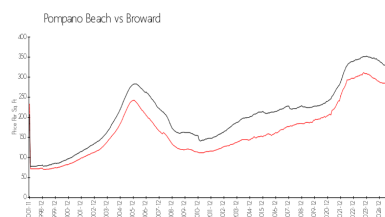
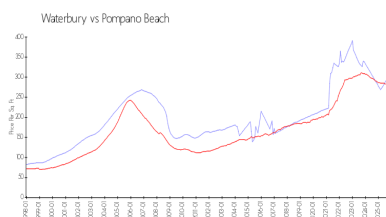
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,002 sq ft	Sep 2025	\$300,000	\$299
207	1,240 sq ft	Jul 2025	\$290,000	\$234
1106	1,002 sq ft	May 2025	\$320,000	\$319
Ph 1502	1,668 sq ft	Mar 2025	\$525,000	\$315

Market Information



Waterbury:	\$304/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Waterbury	5%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waterbury	139 days
Pompano Beach	88 days
Broward	87 days