

Unit PH 12 - Waterford Point

PH 12 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10383324
 Status: Active
 Size: 1,210 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View: Canal, Garden View, Water View
 List Price: \$302,400
 List PPSF: \$250
 Valuated Price: \$345,000
 Valuated PPSF: \$285

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: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

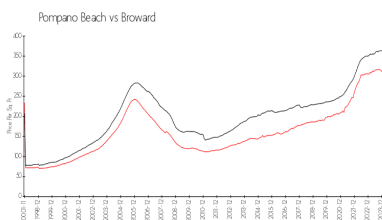
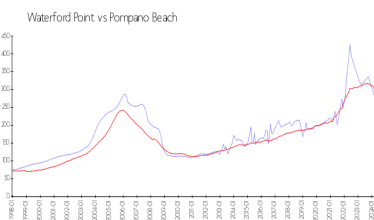
Waterford Point Condominium Apartments
 801 S Federal Highway Apartment Mgr
 Pompano Beach, FL 33062-6769
 (954) 495-9721

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

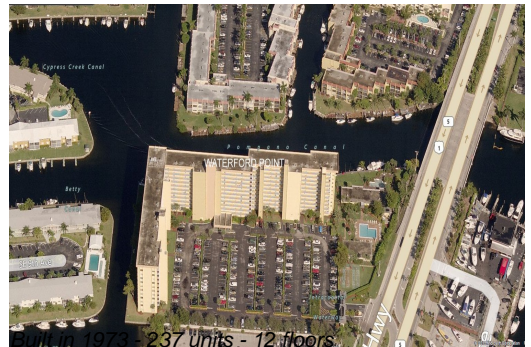
Market Information



Waterford Point: \$274/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Pompano Beach: \$300/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Waterford Point 4%
 Pompano Beach 3%



Broward

3%

Avg. Time to Close Over Last 12 Months

Waterford Point	110 days
Pompano Beach	72 days
Broward	67 days