

# Unit 307 - Waterbury

307 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10403351
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded Parking
View:	Intracoastal View
List Price:	\$439,000
List PPSF:	\$354
Valuated Price:	\$393,000
Valuated PPSF:	\$317

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:	6
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

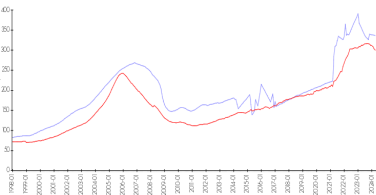
The Waterbury Condominium  
 Association Inc  
 1401 N Riverside Drive # 1001  
 Pompano Beach, FL 33062  
 (954) 785-6028

## Recent Sales

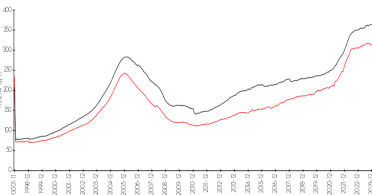
Unit #	Size	Closing Date	Sale Price	PPSF
706	1,180 sq ft	Feb 2024	\$400,000	\$339
1406	1,002 sq ft	Nov 2023	\$465,000	\$464
801	1,045 sq ft	Jul 2023	\$365,000	\$349
905	1,180 sq ft	Jul 2023	\$445,000	\$377

## Market Information

Waterbury vs Pompano Beach



Pompano Beach vs Broward



Waterbury: \$336/sq. ft.  
 Pompano Beach: \$300/sq. ft.

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

## Inventory for Sale

Waterbury	7%
Pompano Beach	3%
Broward	3%



## **Avg. Time to Close Over Last 12 Months**

Waterbury	72 days
Pompano Beach	72 days
Broward	67 days