

# 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:     | \$438,000         |
| List PPSF:      | \$353             |
| Valuated Price: | \$389,000         |
| Valuated PPSF:  | \$314             |

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:  | 1  |
| Number of sales over the last 3 months:  | 0  |

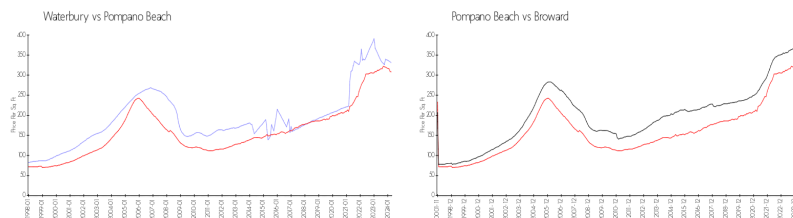
## Building Association Information

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

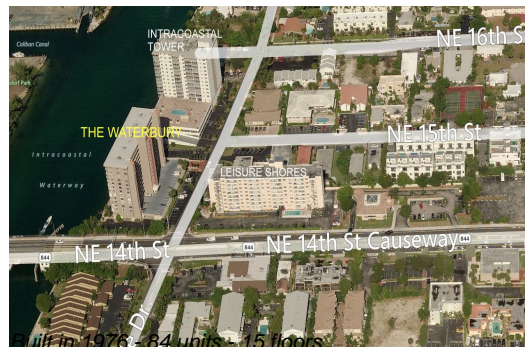


Waterbury: \$331/sq. ft.  
Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Waterbury     | 5% |
| Pompano Beach | 3% |
| Broward       | 4% |



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

|               |         |
|---------------|---------|
| Waterbury     | 72 days |
| Pompano Beach | 72 days |
| Broward       | 67 days |