

# Unit 705 - Waterbury

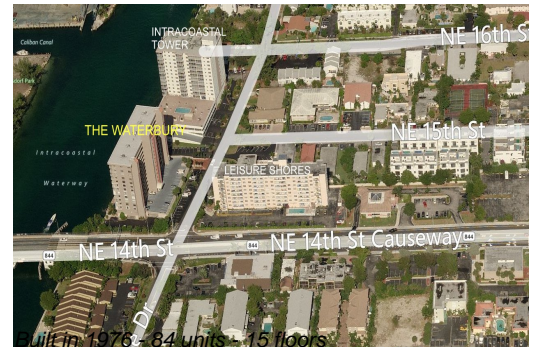
705 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062



## Unit Information

MLS Number:	F10427018
Status:	Active
Size:	1,002 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Intracoastal View
List Price:	\$400,000
List PPSF:	\$399
Valuated Price:	\$390,000
Valuated PPSF:	\$331

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

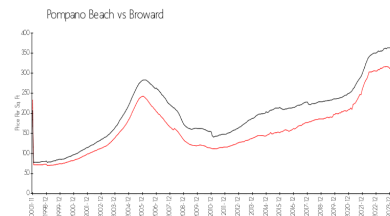
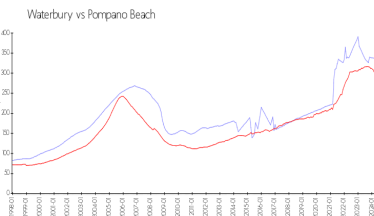
## Building Association Information

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:	\$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