

Unit 1403 - Waterbury

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

Unit Information

MLS Number: F10427424
 Status: Active
 Size: 1,180 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building
 View: Intracoastal View
 List Price: \$440,000
 List PPSF: \$373
 Valuated Price: \$418,000
 Valuated PPSF: \$354

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

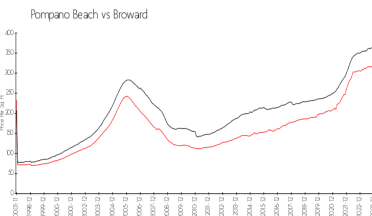
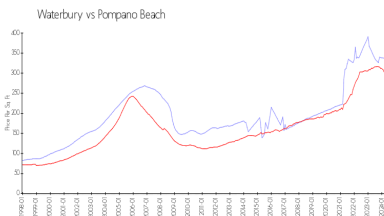
Building Association Information

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