

Unit 618 - Waterford Point

618 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

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|-----------------|--|
| MLS Number: | F10431461 |
| Status: | Active |
| Size: | 1,210 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Canal,Water View |
| List Price: | \$340,000 |
| List PPSF: | \$281 |
| Valuated Price: | \$341,000 |
| Valuated PPSF: | \$282 |

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

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|--|-----|
| 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

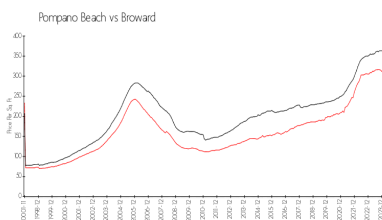
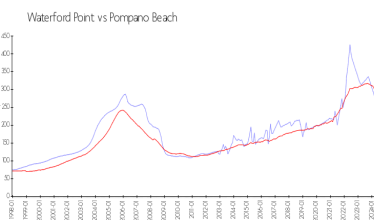
Waterford Point Condominium Apartments
 801 S Federal Highway Apartment Mgr
 Pompano Beach, FL 33062-6769
 (954) 495-9721

<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 |

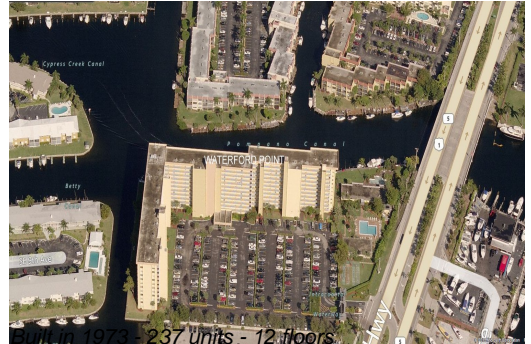
Market Information



| | | | |
|------------------|---------------|----------------|---------------|
| 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 |