Unit 1004 - Waterford Point

1004 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10434729
Status:	Active
Size:	815 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Ocean View,Water View
List Price:	$324,900
List PPSF:	$399
Valuated Price:	$228,000
Valuated PPSF:	$280

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.

Built in 1973 - 237 units - 12 floors

Building Information

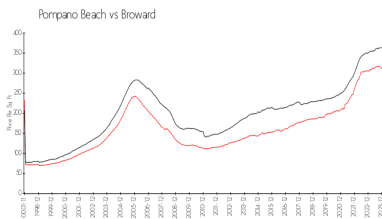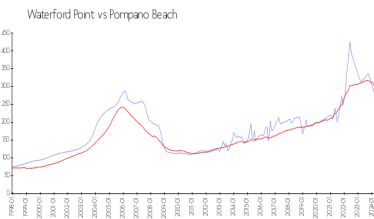|	
Number of units:	237
Number of active listings for rent:	2
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

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

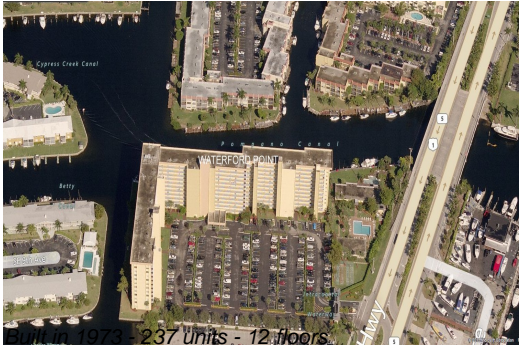## Market Information

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