

Unit 301 - Waters Edge

301 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10437792
Status:	Active
Size:	1,102 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Pool Area View
List Price:	\$490,000
List PPSF:	\$445
Valuated Price:	\$425,000
Valuated PPSF:	\$386

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:	78
Number of active listings for rent:	1
Number of active listings for sale:	4
Building inventory for sale:	5%
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

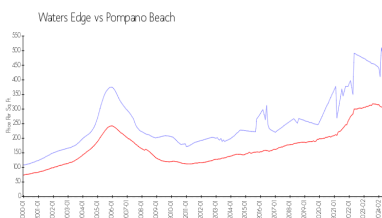
Water's Edge Condominium Association
2611 N Riverside Dr, Pompano Beach,
FL 33062
(954)943-7714

<http://thewatersedgecondo.com/>

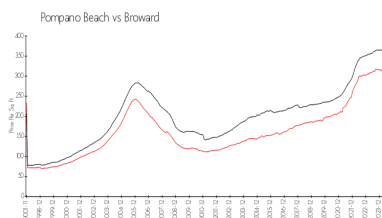
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,102 sq ft	Apr 2024	\$485,000	\$440
1006	1,105 sq ft	Mar 2024	\$495,000	\$448
307	1,102 sq ft	Feb 2024	\$495,000	\$449
605	777 sq ft	Dec 2023	\$303,700	\$391

Market Information



Waters Edge: \$442/sq. ft.
Pompano Beach: \$286/sq. ft.



Pompano Beach: \$286/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Waters Edge	5%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Waters Edge
Pompano Beach
Broward

37 days
77 days
72 days