

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: \$431,000
 Valuated PPSF: \$391

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: 3
 Building inventory for sale: 3%
 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

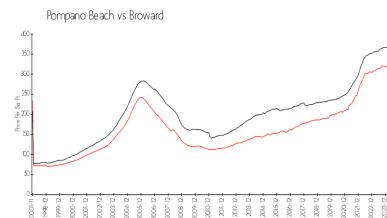
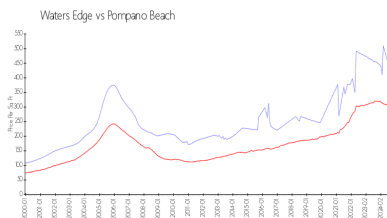
Water's Edge Condominium Association
 2611 N Riverside Dr, Pompano Beach,
 FL 33062
 (954)943-7714

<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: \$447/sq. ft.
 Pompano Beach: \$308/sq. ft.

Pompano Beach: \$308/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Waters Edge 4%
 Pompano Beach 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Waters Edge	37 days
Pompano Beach	78 days
Broward	72 days