

Unit PH 10 - Waterford Point

PH 10 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10438188
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
List Price:	\$389,000
List PPSF:	\$321
Valuated Price:	\$339,000
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.

Building Information

Number of units:	237
Number of active listings for rent:	2
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

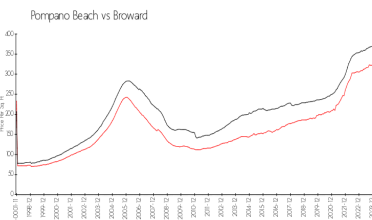
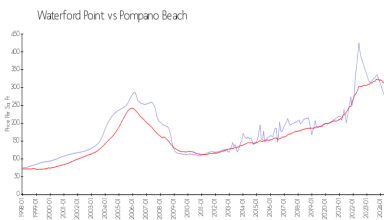
Waterford Point Condominium Apartments
 801 S Federal Highway Apartment Mgr
 Pompano Beach, FL 33062-6769
 (954) 495-9721

<http://www.waterfordpoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1121	1,070 sq ft	Jun 2024	\$380,000	\$355
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

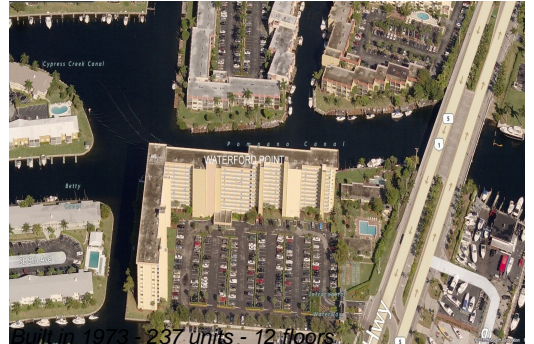
Market Information



Waterford Point:	\$269/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Waterford Point	5%
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Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waterford Point	104 days
Pompano Beach	75 days
Broward	69 days