

# Unit 302 - Riverside Grande

302 - 821 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10442634
Status:	Active Under Contract
Size:	1,995 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Pool Area View
List Price:	\$949,000
List PPSF:	\$476
Valuated Price:	\$859,000
Valuated PPSF:	\$431

*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:	40
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

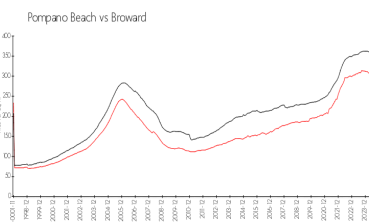
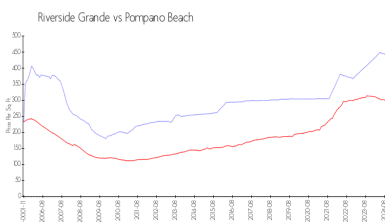
## Building Association Information

Riverside Grande Condominium Association Inc  
(954) 788-1860

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	2,495 sq ft	May 2024	\$1,115,000	\$447

## Market Information



Riverside Grande:	\$439/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$340/sq. ft.

## Inventory for Sale

Riverside Grande	3%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Riverside Grande	n/a
Pompano Beach	79 days
Broward	74 days

