

Unit 1206 - Waterbury

1206 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|-------------------|
| MLS Number: | F10446238 |
| Status: | Active |
| Size: | 1,180 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View |
| List Price: | \$385,000 |
| List PPSF: | \$326 |
| Valuated Price: | \$385,000 |
| Valuated PPSF: | \$326 |

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: | 84 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

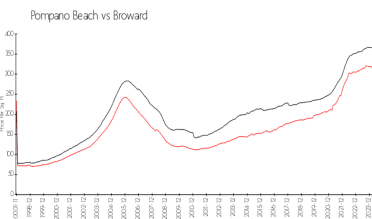
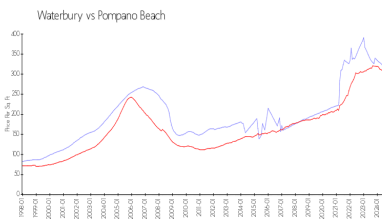
Building Association Information

The Waterbury Condominium Association Inc
 1401 N Riverside Drive # 1001
 Pompano Beach, FL 33062
 (954) 785-6028

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 706 | 1,180 sq ft | Feb 2024 | \$400,000 | \$339 |
| 1406 | 1,002 sq ft | Nov 2023 | \$465,000 | \$464 |

Market Information

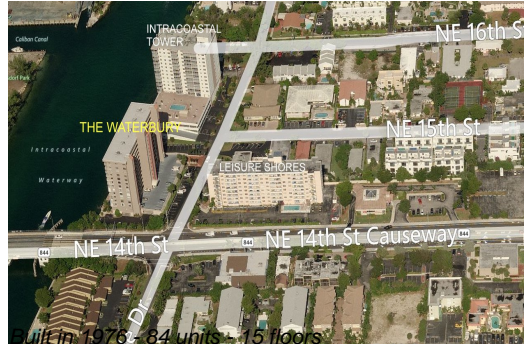


| | | | |
|----------------|---------------|----------------|---------------|
| Waterbury: | \$316/sq. ft. | Pompano Beach: | \$308/sq. ft. |
| Pompano Beach: | \$308/sq. ft. | Broward: | \$346/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Waterbury | 8% |
| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Waterbury
Pompano Beach
Broward

93 days
77 days
72 days