

Unit 405 - Waterford Point

405 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | F10446571 |
| Status: | Active |
| Size: | 815 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View: | Canal, Garden View |
| List Price: | \$299,500 |
| List PPSF: | \$367 |
| Valuated Price: | \$233,000 |
| Valuated PPSF: | \$286 |

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: | 14 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

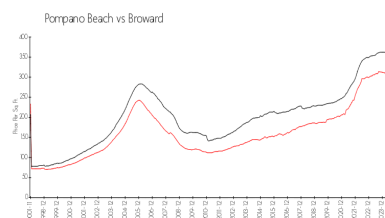
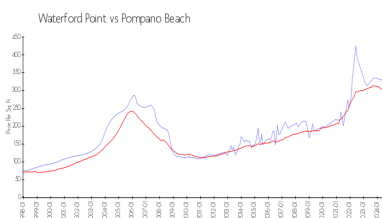
Waterford Point Condominium Apartments
801 S Federal Highway Apartment Mgr
Pompano Beach, FL 33062-6769
(954) 495-9721

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| PH10 | 1,210 sq ft | Sep 2024 | \$375,000 | \$310 |
| 815 | 1,210 sq ft | Jul 2024 | \$419,000 | \$346 |
| 1121 | 1,070 sq ft | Jun 2024 | \$380,000 | \$355 |

Market Information



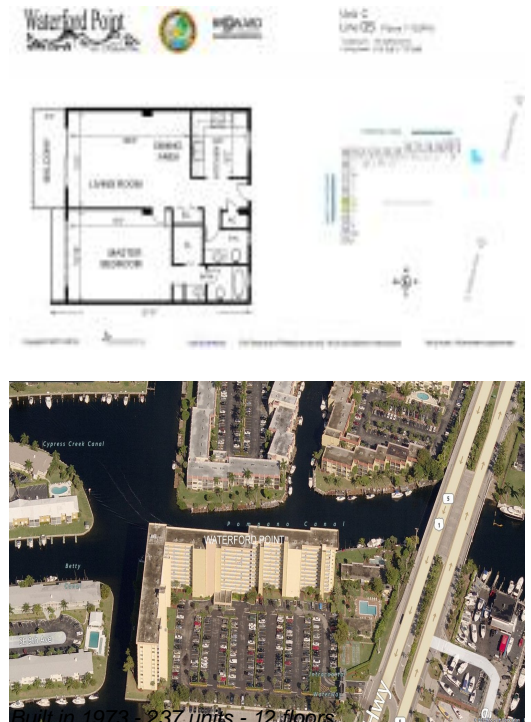
| | | | |
|------------------|---------------|----------------|---------------|
| Waterford Point: | \$298/sq. ft. | Pompano Beach: | \$299/sq. ft. |
| Pompano Beach: | \$299/sq. ft. | Broward: | \$340/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Waterford Point | 6% |
| Pompano Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Waterford Point | 68 days |
|-----------------|---------|



Pompano Beach
Broward

79 days
74 days