

# 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: \$224,000  
 Valuated PPSF: \$275

*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: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

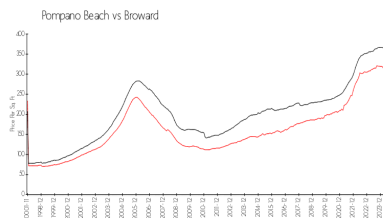
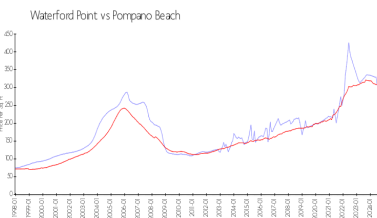
Waterford Point Condominium Apartments  
 801 S Federal Highway Apartment Mgr  
 Pompano Beach, FL 33062-6769  
 (954) 495-9721

<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
621	1,070 sq ft	Oct 2023	\$370,000	\$346

## Market Information

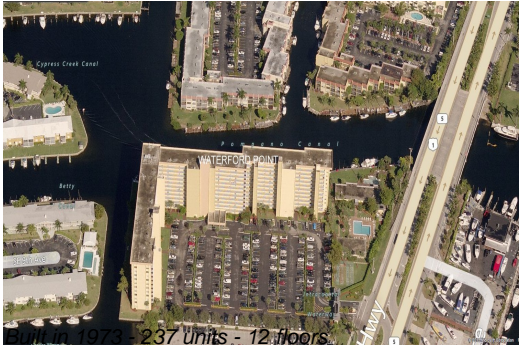


Waterford Point: \$286/sq. ft.  
 Pompano Beach: \$308/sq. ft.

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

## Inventory for Sale

Waterford Point: 6%  
 Pompano Beach: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Waterford Point	63 days
Pompano Beach	78 days
Broward	72 days