

# Unit 1403 - Waterbury

1403 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10447351
Status:	Active
Size:	1,002 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building
View:	Intracoastal View,Ocean View
List Price:	\$440,000
List PPSF:	\$439
Valuated Price:	\$393,000
Valuated PPSF:	\$333

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

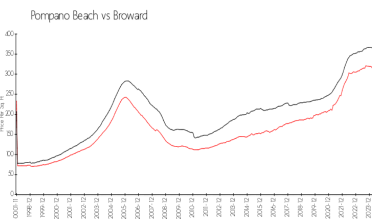
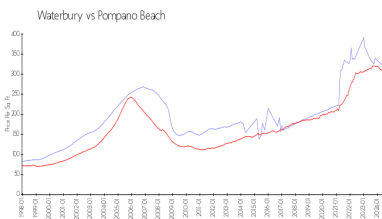
## Building Association Information

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

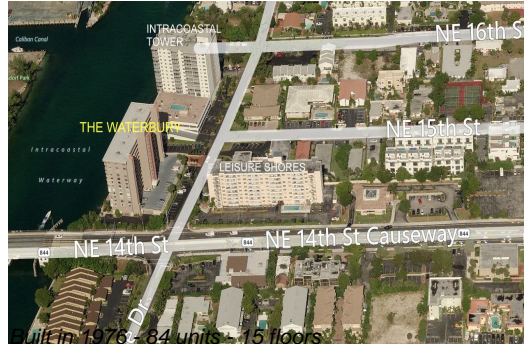


Waterbury:	\$316/sq. ft.	Pompano Beach:	\$308/sq. ft.
Pompano Beach:	\$308/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Waterbury	8%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Waterbury  
Pompano Beach  
Broward

93 days  
78 days  
72 days