

# Unit 901 - Waterford Point

901 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10456400  
 Status: Active  
 Size: 1,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Canal  
 List Price: \$279,900  
 List PPSF: \$262  
 Valuated Price: \$312,000  
 Valuated PPSF: \$292

*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: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

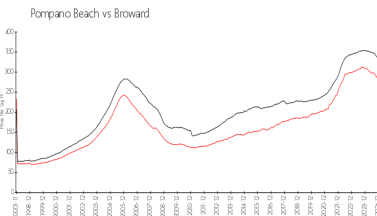
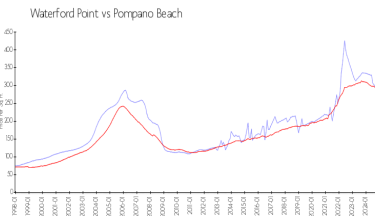
Waterford Point Condominium Apartments  
 801 S Federal Highway Apartment Mgr  
 Pompano Beach, FL 33062-6769  
 (954) 495-9721

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5	815 sq ft	Jan 2025	\$300,000	\$368
101	1,070 sq ft	Dec 2024	\$337,500	\$315
1007	1,210 sq ft	Dec 2024	\$340,000	\$281
1003	815 sq ft	Dec 2024	\$277,500	\$340
PH10	1,210 sq ft	Sep 2024	\$375,000	\$310

## Market Information

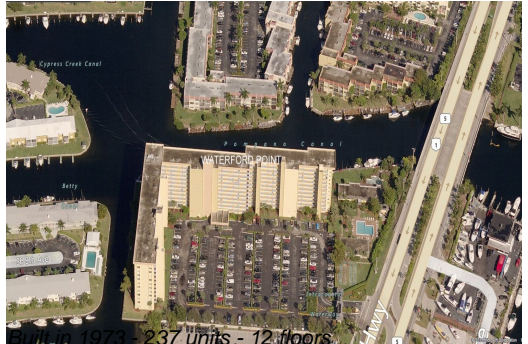


Waterford Point: \$289/sq. ft. Pompano Beach: \$177/sq. ft.  
 Pompano Beach: \$177/sq. ft. Broward: \$334/sq. ft.

## Inventory for Sale

Waterford Point: 4%  
 Pompano Beach: 5%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Waterford Point  
Pompano Beach  
Broward

96 days  
80 days  
78 days