

Unit 504 - Waters Edge

504 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10461335
 Status: Active
 Size: 777 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View: Intracoastal View, Ocean View, Pool Area View
 List Price: \$352,000
 List PPSF: \$453
 Valuated Price: \$335,000
 Valuated PPSF: \$431

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: 78
 Number of active listings for rent: 1
 Number of active listings for sale: 5
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

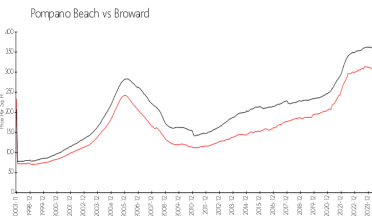
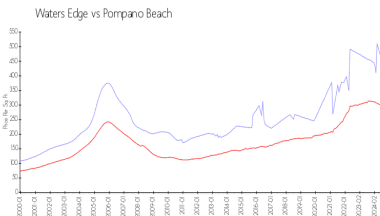
Water's Edge Condominium Association
 2611 N Riverside Dr, Pompano Beach,
 FL 33062
 (954)943-7714

<http://thewatersedgecondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,102 sq ft	Apr 2024	\$485,000	\$440
1006	1,105 sq ft	Mar 2024	\$495,000	\$448
307	1,102 sq ft	Feb 2024	\$495,000	\$449
605	777 sq ft	Dec 2023	\$303,700	\$391

Market Information

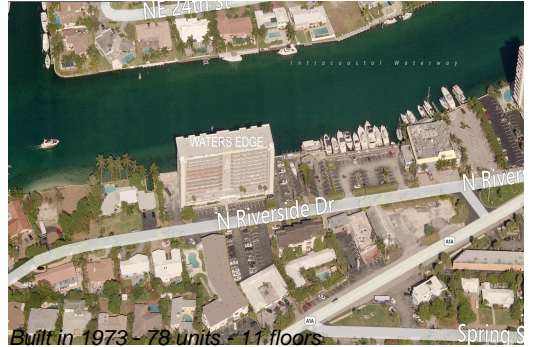


Waters Edge:	\$435/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Waters Edge: 6%
 Pompano Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Waters Edge
Pompano Beach
Broward

37 days
79 days
74 days