Unit 1004 - Waterford Point

1004 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10471643
Status:	Active
Size:	815 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Ocean View,Water View
List Price:	$309,000
List PPSF:	$379
Valuated Price:	$248,000
Valuated PPSF:	$304

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

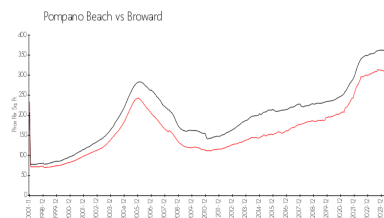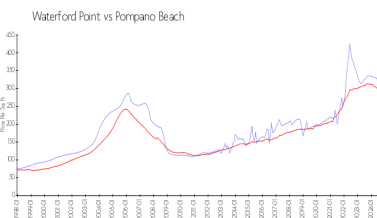|	
Number of units:	237
Number of active listings for rent:	2
Number of active listings for sale:	15
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

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 vs Pompano Beach

Pompano Beach vs Broward

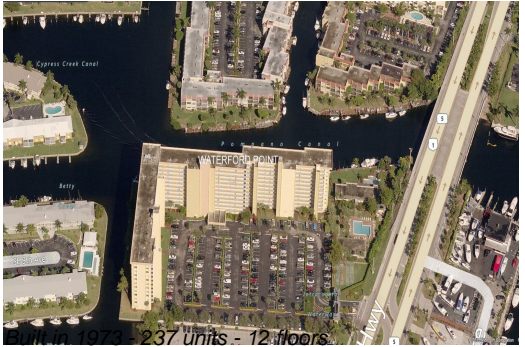|			
Waterford Point:	$298/sq. ft.	Pompano Beach:	$299/sq. ft.
Pompano Beach:	$299/sq. ft.	Broward:	$339/sq. ft.

Inventory for Sale

Waterford Point	6%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waterford Point	70 days

Pompano Beach	79 days
Broward	74 days