

Unit 1106 - Waters Edge

1106 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: F10522715
 Status: Active
 Size: 1,102 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$495,000
 List PPSF: \$449
 Valuated Price: \$459,000
 Valuated PPSF: \$417

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: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

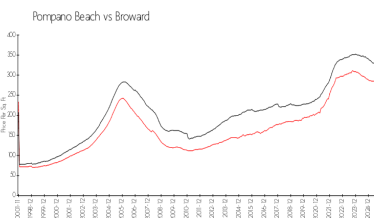
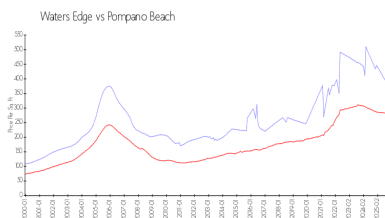
Water's Edge Condominium Association
 2611 N Riverside Dr, Pompano Beach,
 FL 33062
 (954)943-7714

<https://thewatersedgecondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,102 sq ft	Jan 2025	\$430,000	\$390
607	1,102 sq ft	Dec 2024	\$510,000	\$463

Market Information



Waters Edge:	\$377/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Waters Edge	6%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Waters Edge	68 days
Pompano Beach	88 days

