

# Unit 203 - Triton

203 - 501 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10530670
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$599,000
List PPSF:	\$416
Valuated Price:	\$529,000
Valuated PPSF:	\$367

*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:	30
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	13%
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

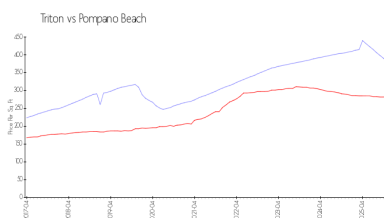
Triton Condominium Association, Inc  
501 North Riverside Drive  
Pompano Beach, FL 33062

<https://>

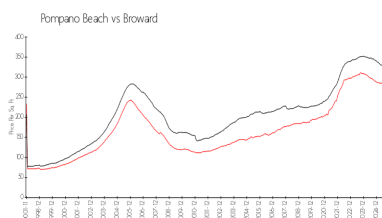
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,683 sq ft	Apr 2025	\$700,000	\$416
603	1,440 sq ft	Mar 2025	\$600,000	\$417

## Market Information



Triton: \$381/sq. ft.  
Pompano Beach: \$283/sq. ft.



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

## Inventory for Sale

Triton	13%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Triton	216 days
Pompano Beach	88 days
Broward	87 days

