

# Unit 307 - Waters Edge

307 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number:	F10537176
Status:	Active
Size:	1,102 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$599,000
List PPSF:	\$544
Valuated Price:	\$424,000
Valuated PPSF:	\$385

*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:	4
Building inventory for sale:	5%
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

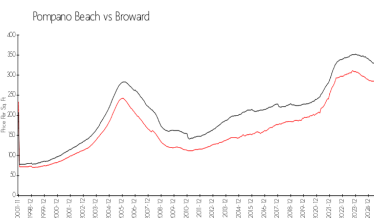
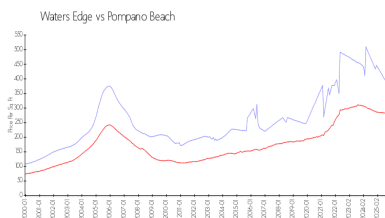
Water's Edge Condominium Association  
2611 N Riverside Dr, Pompano Beach,  
FL 33062  
(954)943-7714

<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	5%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Waters Edge	68 days
Pompano Beach	88 days



Broward

88 days