

Unit 304 - Waters Edge

304 - 2611 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	F10537429
Status:	Active
Size:	777 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$349,900
List PPSF:	\$450
Valuated Price:	\$285,000
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:	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

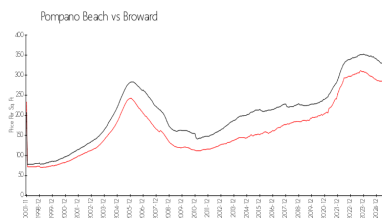
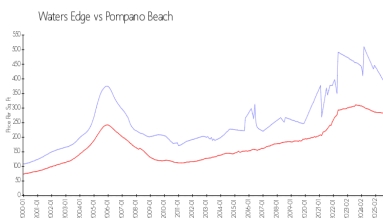
Water's Edge Condominium Association
2611 N Riverside Dr, Pompano Beach,
FL 33062
(954)943-7714

<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



Broward

88 days