

Unit 1106 - Waterbury

1106 - 1401 N Riverside Dr, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-10943962
Status:	Active
Size:	1,002 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Guest
View:	Intracoastal,Pool
List Price:	\$415,000
List PPSF:	\$414
Valuated Price:	\$405,000
Valuated PPSF:	\$343

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:	84
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

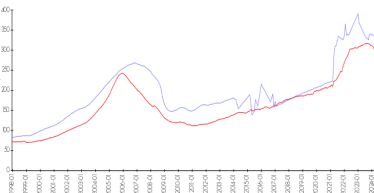
The Waterbury Condominium
 Association Inc
 1401 N Riverside Drive # 1001
 Pompano Beach, FL 33062
 (954) 785-6028

Recent Sales

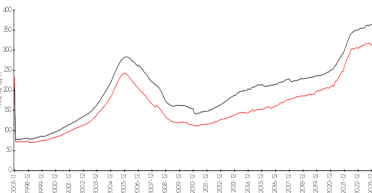
Unit #	Size	Closing Date	Sale Price	PPSF
706	1,180 sq ft	Feb 2024	\$400,000	\$339
1406	1,002 sq ft	Nov 2023	\$465,000	\$464
801	1,045 sq ft	Jul 2023	\$365,000	\$349
905	1,180 sq ft	Jul 2023	\$445,000	\$377

Market Information

Waterbury vs Pompano Beach



Pompano Beach vs Broward

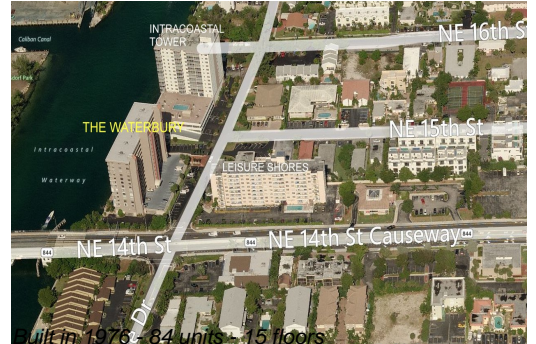


Waterbury: \$336/sq. ft.
 Pompano Beach: \$300/sq. ft.

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 Broward: \$348/sq. ft.

Inventory for Sale

Waterbury	7%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Waterbury	72 days
Pompano Beach	72 days
Broward	67 days