

# Unit 1003 - Waterford Point

1003 - 801 S Federal Hwy, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: RX-10973568  
 Status: Active  
 Size: 915 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Guest  
 View: Canal, Intracoastal  
 List Price: \$329,000  
 List PPSF: \$360  
 Valuated Price: \$228,000  
 Valuated PPSF: \$280

*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: 237  
 Number of active listings for rent: 2  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

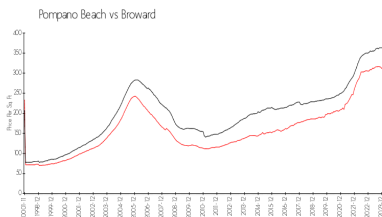
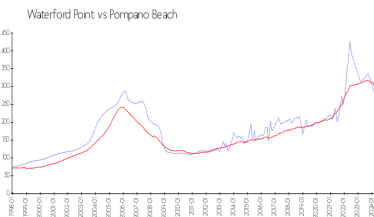
Waterford Point Condominium Apartments  
 801 S Federal Highway Apartment Mgr  
 Pompano Beach, FL 33062-6769  
 (954) 495-9721

<http://www.waterfordpoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
621	1,070 sq ft	Oct 2023	\$370,000	\$346
815	1,210 sq ft	Aug 2023	\$255,000	\$211
803	815 sq ft	Jul 2023	\$259,000	\$318
714	1,210 sq ft	Jul 2023	\$360,000	\$298
121	1,070 sq ft	Jul 2023	\$330,000	\$308

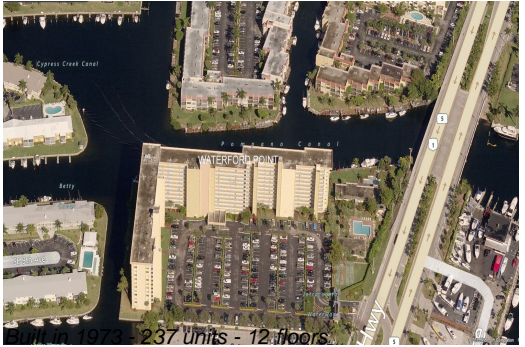
## Market Information



Waterford Point: \$274/sq. ft. Pompano Beach: \$300/sq. ft.  
 Pompano Beach: \$300/sq. ft. Broward: \$348/sq. ft.

## Inventory for Sale

Waterford Point 4%  
 Pompano Beach 3%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Waterford Point	110 days
Pompano Beach	72 days
Broward	67 days