

# Unit 414 - Lake Harbour Towers East

414 - 801 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number: RX-10975362  
 Status: Active  
 Size: 1,596 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Intracoastal  
 List Price: \$426,000  
 List PPSF: \$267  
 Valuated Price: \$355,000  
 Valuated PPSF: \$270

*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: 143  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

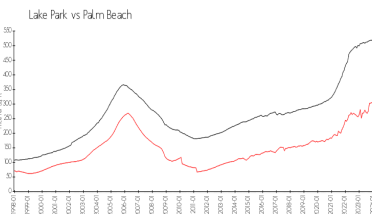
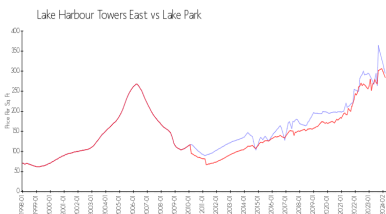
Lake Harbour Towers East  
 Condominium Association  
 801 Lake Shore Dr  
 Apt 115 Lake Park, Florida 33403-2922  
 (561) 366-7030

<http://www.lakeharbourtowerseast.com>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 806    | 1,316 sq ft | Mar 2024     | \$400,000  | \$304 |
| 601    | 1,316 sq ft | Oct 2023     | \$515,000  | \$391 |
| 615    | 1,316 sq ft | Aug 2023     | \$325,000  | \$247 |
| 707    | 1,316 sq ft | Jul 2023     | \$410,000  | \$312 |
| 202    | 1,316 sq ft | May 2023     | \$455,000  | \$346 |
| 112    | 1,316 sq ft | May 2023     | \$235,000  | \$179 |

## Market Information



|                           |               |             |               |
|---------------------------|---------------|-------------|---------------|
| Lake Harbour Towers East: | \$294/sq. ft. | Lake Park:  | \$284/sq. ft. |
| Lake Park:                | \$284/sq. ft. | Palm Beach: | \$475/sq. ft. |

## Inventory for Sale



|                          |    |
|--------------------------|----|
| Lake Harbour Towers East | 7% |
| Lake Park                | 5% |
| Palm Beach               | 3% |

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

|                          |          |
|--------------------------|----------|
| Lake Harbour Towers East | 110 days |
| Lake Park                | 47 days  |
| Palm Beach               | 56 days  |