

# Unit 1203 - Americas on the Park

1203 - 777 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11686079  
 Status: Active  
 Size: 2,490 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$1,299,000  
 List PPSF: \$522  
 Valuated Price: \$981,000  
 Valuated PPSF: \$394

*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: 82  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

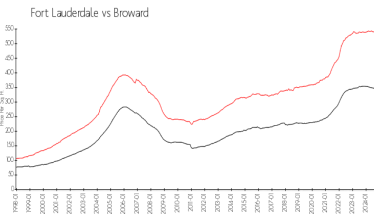
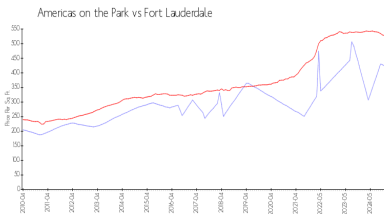
## Building Association Information

Americas on the Park  
 777 Bayshore Dr  
 Ft Lauderdale FL33304  
 Phone: (954) 564-7778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-3	3,040 sq ft	Jan 2025	\$1,500,000	\$493
1501	2,200 sq ft	Oct 2024	\$1,000,000	\$455
1404	1,820 sq ft	Apr 2024	\$585,000	\$321

## Market Information



Americas on the Park:	\$426/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Americas on the Park: 5%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Americas on the Park: 38 days  
 Fort Lauderdale: 89 days



Broward

78 days