

# Unit 308 - Bayshore Towers

308 - 511 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11701659
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$775,000
List PPSF:	\$583
Valuated Price:	\$682,000
Valuated PPSF:	\$513

*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:	107
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

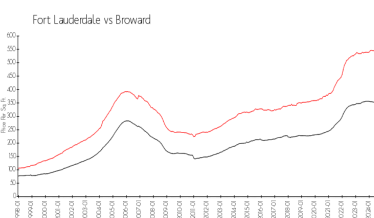
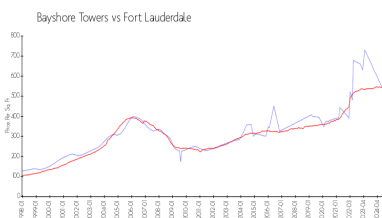
## Building Association Information

Bayshore Towers Condominium  
511 Bayshore Dr,  
Fort Lauderdale, FL 33304  
(954) 565-9675

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,330 sq ft	Dec 2024	\$625,000	\$470
PH-6	1,036 sq ft	Sep 2024	\$555,000	\$536
508	1,330 sq ft	May 2024	\$720,000	\$541
404	1,330 sq ft	Mar 2024	\$685,000	\$515
202	1,330 sq ft	Feb 2024	\$675,000	\$508

## Market Information



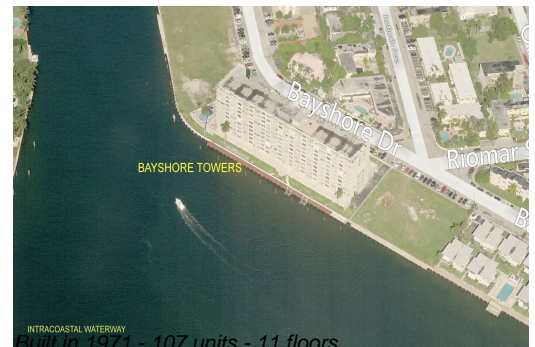
Bayshore Towers:	\$552/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Bayshore Towers	7%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Bayshore Towers	95 days
Fort Lauderdale	89 days



Broward

76 days