

# Unit 705 - Americas on the Park

705 - 777 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10412663  
 Status: Active  
 Size: 1,820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking, Parking-Under Building  
 View: Ocean View, Other View, Preserve  
 List Price: \$1,050,000  
 List PPSF: \$577  
 Valuated Price: \$850,000  
 Valuated PPSF: \$467

*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: 2  
 Building inventory for sale: 2%  
 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

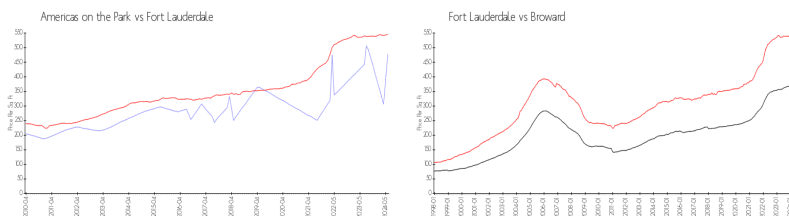
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,820 sq ft	Apr 2024	\$585,000	\$321
1005	1,820 sq ft	Nov 2023	\$1,100,000	\$604
1705	1,820 sq ft	Oct 2023	\$725,000	\$398
1503	2,490 sq ft	Aug 2023	\$1,200,000	\$482

## Market Information



Americas on the Park:	\$478/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Americas on the Park: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Americas on the Park	7 days
Fort Lauderdale	82 days
Broward	70 days