

# 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: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

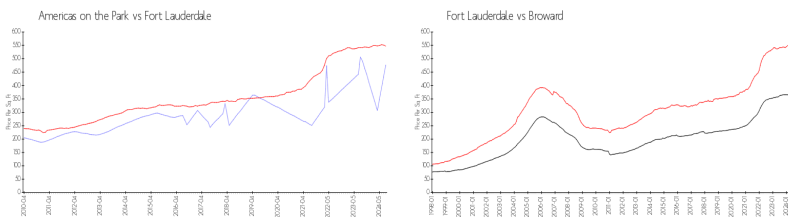
## Building Association Information

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 |

## Market Information



|                       |               |                  |               |
|-----------------------|---------------|------------------|---------------|
| Americas on the Park: | \$478/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale:      | \$547/sq. ft. | Broward:         | \$346/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Americas on the Park | 2% |
| Fort Lauderdale      | 5% |
| Broward              | 4% |



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

|                      |         |
|----------------------|---------|
| Americas on the Park | 9 days  |
| Fort Lauderdale      | 84 days |
| Broward              | 72 days |