

Unit PH 3 - Bayshore Towers

PH 3 - 511 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | F10419669 |
| Status: | Active |
| Size: | 1,330 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View: | Intracoastal View,Other View |
| List Price: | \$849,000 |
| List PPSF: | \$638 |
| Valuated Price: | \$798,000 |
| Valuated PPSF: | \$600 |

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: | 6 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

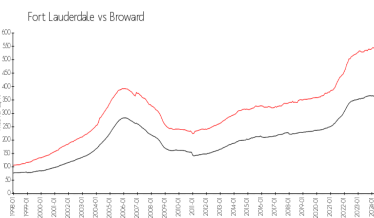
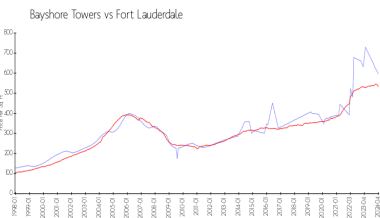
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| 501 | 1,436 sq ft | Jan 2024 | \$800,000 | \$557 |
| 809 | 1,036 sq ft | Jan 2024 | \$530,000 | \$512 |

Market Information



Bayshore Towers: \$597/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$353/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Bayshore Towers | 6% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Bayshore Towers | 94 days |
| Fort Lauderdale | 78 days |
| Broward | 68 days |